

**MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM**

NR Eligible: yes
no

Property Name: Routzahn Farm Inventory Number: F-8-30

Address: 8700 Gas House Pike City: Frederick Zip Code: 21701

County: Frederick USGS Topographic Map: Walkersville

Owner: Riverside Industrial Properties, LLC

Tax Parcel Number: 2 Tax Map Number: 68 Tax Account ID Number: 240270

Project: Frederick Municipal Airport Capital Improvement Agency: Frederick Municipal Airport/Federal Aviation Administration

Site visit by MHT Staff: X no yes Name: Date:

Eligibility recommended X Eligibility **not** recommended

Criteria: X A B X C D Considerations: A B C D E F G None

Is the property located within a historic district? X no yes Name of district:

Is district listed? no yes Determined eligible? no yes District Inventory Number:

Documentation on the property/district is presented in: MIHP form

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The Routzahn Farm consists of a large main house and a series of agricultural outbuildings, located on the north side of Gas House Pike. The property is notable for its contributing buildings and structures, including the large brick dwelling, dairy barn, wagon shed/corn crib, canning shed, and two silos. Noncontributing features include two small outbuildings and the ruins of two 19th century barns, one of which was an enormous bank barn.

The Routzahn Farm is situated on the Richlands tract of "Addison's Choice," which was acquired in 1724 by Thomas Addison from Lord Baltimore. The land has been used continuously for agricultural purposes since settlement. The complex is significant for its architectural style and materials as well as its representation of a typical 19th and 20th century Frederick County farm.

Because of its associations with Frederick County's agricultural heritage, the Routzahn Farm is believed to be eligible for the National Register under Criterion A. It is also eligible under Criterion C for its Greek Revival architecture and historic additions to the main house and for the historic agricultural outbuildings. Although the older barns are in a ruinous state or have been demolished, the presence of the

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <u>X</u>	Eligibility not recommended <u> </u>
Criteria: <u>X</u> A <u> </u> B <u>X</u> C <u> </u> D	Considerations: <u> </u> A <u> </u> B <u> </u> C <u> </u> D <u> </u> E <u> </u> F <u> </u> G <u> </u> None
Comments: <u> </u>	
<u>[Signature]</u> Reviewer, Office of Preservation Services	<u>4/25/02</u> Date
<u>[Signature]</u> Reviewer, NR program	<u>4/25/02</u> Date

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large dairy barn and milk house clearly represent the important shift in Frederick County's economy from tobacco, corn, and wheat farming to the dairy industry. Although the property belonged to the prominent owners Thomas Addison and William Campbell, neither is responsible for the construction or occupation of the Routzahn Farm. The property is not believed to possess significance under Criterion B. It was not evaluated under Criterion D.

Prepared by: Anne Brockett

Date Prepared: June 2001

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. F-8-30

1. Name of Property

historic Routzahn Farm
other Routzahn Home Farm

2. Location

street and number 8700 Gas House Pike not for publication
city, town Frederick vicinity
county Frederick

3. Owner of Property (give names and mailing addresses of all owners)

name Riverside Industrial Properties, LLC
street and number 41 All Saints Street, Suite 100 telephone
city, town Frederick state MD zip code 21701

4. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse liber folio
city, town Frederick tax map 68 tax parcel 2 tax ID number

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<u>4</u>
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	Noncontributing
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<u>4</u> buildings
<input type="checkbox"/> object		<input type="checkbox"/> education	<u>2</u> sites
		<input type="checkbox"/> funerary	<u>6</u> structures
		<input type="checkbox"/> government	<u>4</u> objects
		<input type="checkbox"/> health care	<u>4</u> Total
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory <u>1</u>

7. Description

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Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary

The Routzahn Farm is a farm with a large main house and agricultural outbuildings, located on the north side of Gas House Pike. The property consists of a large contributing brick dwelling, a large contributing dairy barn, dating to the first half of the 20th century, several contributing early and mid-20th century sheds and outbuildings, two contributing silos, and the noncontributing ruins of two 19th century barns, one of which was an enormous bank barn. The property originally included several other 19th century outbuildings, which were demolished in the 1970s.

Description

The Routzahn Farm is located on the north side of Gas House Pike in Frederick County, approximately three miles from the outskirts of the City of Frederick, Maryland. The farm consists of a c. 1850-60 brick dwelling, several agriculturally related outbuildings, and open fields, accessed by a curving gravel drive.

House (Contributing)

Although the dwelling was originally a two-story side gable house with its main entrance facing south towards Gas House Pike, additions and alterations have altered its size, arrangement, and orientation. The main entrance now appears to be on the east side, although the current residents apparently use doors on the west side for access. The Greek Revival style house was probably constructed c. 1850-60.

The original portion of the house is five bays wide and two stories high above a raised rubble stone foundation. The foundation was parged and whitewashed at one time, but is now largely exposed. The walls are five-course American bond brick and the roof is covered with standing seam metal. The main facade is symmetrically arranged with a central door and brick interior chimneys at either gable end. The doorway is intact, although the porch surrounding it and steps leading up to it have been removed. The recessed entrance consists of a four-panel door with raised oval cartouches in each panel. A six-pane transom surmounts the door while two-pane sidelights over molded panels frame it. Unfluted pilasters separate the door from the sidelights. Similar pilasters are located on the outside of the sidelights facing inward within the recessed entrance. The pilaster capitals align horizontally with the entablature over the door and sidelights. The entire ensemble is located under a plain wood frieze and small cornice.

Windows in the original portion of the house as well as the addition are 6/6 double hung wood sash. All have stone sills and thin muntins separating the panes. On the first floor, the windows are capped with undecorated wood lintels. Molded cornices and friezes surmount the second floor windows. The 1979 MHT Inventory Form for this property indicates that the windows on both floors and the front door had non-original pedimented lintels at that time. Although these no longer exist and the photos accompanying the MHT form do not reflect this ornamentation, evidence of pediments appear over the easternmost and westernmost first floor windows on the main façade.

The original portion of the house contains no windows on the east facade except two small attic windows, each containing four panes. On the west facade, there is a window on the first and second floor, directly

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above one another on the north side of the chimney. There is also one small attic window, on the south side of the chimney. The interior chimneys at either end of the gable are corbelled. A molded cornice decorates the main (south) facade and the portion of the original building that is still exposed on the north facade.

A large ell was added to the rear (north) of the house, probably in the late 19th century. It is possible that a smaller ell existed prior to the large addition, which would have created a T- or L-shaped dwelling. Evidence of this addition is seen in the two-story, shed roof projection between the main house and the large ell on the east side.

The large brick ell stands two stories tall on the east side and two and a half stories on the west. The roof on the west side is level with the gable ridge of the original portion of the house and slopes down toward the eastern eave. Like the roof of the original part of the house, it is sheathed with standing seam metal. Windows on the west facade are regularly placed over each other on each floor. They are all 6/6 double hung sash, but those on the third floor are slightly smaller in height and width. Two interior brick chimneys run up the west facade, one just north of center and one at the northwest corner.

The entrance along this facade may have replaced the original front door when the orientation of the house was altered. The door here is located just north of where the ell joins the original dwelling. It is a four-panel door below a simple undecorated frieze with three-pane sidelights framing it. This door and the window to its immediate north are shielded by a porch with a standing seam metal shed roof. Three square wood posts support the porch roof.

The east facade of the ell is covered by a two-story frame porch, likely an original part of the addition itself as it is integrated under the roof structure. The porch has a concrete floor on the ground level and is frame above. The second story and roof of the porch are supported by simple square wood posts. Two doors exit onto the first floor of the porch. The northernmost door has three horizontal lights over a panelled base. It is surmounted by a single-pane transom. The northern door is a modern wood door whose transom has been covered over. A door onto the second floor of the porch has a three-light transom. All doors and windows on the east facade are crowned by undecorated wood lintels.

Although interior access was not possible at the time of the site visit, the exterior of the house appears to reflect an interior center hall plan. Cellar access through a sloped wood door is located on the north facade of original portion of house.

Equipment Shed/Corn Crib (Contributing)

The c. 1900 shed and corn crib is located to the west of the main house on the north side of the driveway. It is a frame building on a stone perimeter (south side) and pier (north side) foundation. Standing seam

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metal covers the gable roof. Large openings with angled corners open on the east and west facades into the interior passageway, with corn or grain cribs running along either side.

This building appears to have been altered from its original form, which may have included partial stone walls jutting out to the south at the east and west ends. The stones have been removed, but the timber upper portion of the walls remains. The gable roof continues to slope towards the south, covering what may have been an interior second story loft or crib. Angled timbers were added to brace the roof for this overhang.

Dairy Barn (Contributing)

The largest barn on the property, and the most recently built, is located in a complex of agricultural buildings to the west of the house. It is a c. 1935 dairy barn with attached milking shed and silo. The barn is constructed of concrete block on the first floor with frame loft under the gambrel roof. The roof is covered with standing seam metal panels while the frame walls are sheathed with drop siding. Six-pane pivoting metal frame windows are placed regularly along the first floor of the east and west sides. These have undecorated concrete lintels and sills.

The main façade, facing south, consists of a central opening with double doors on sliding tracks. A hay door with pent top is located over the main doors under the gambrel ridge with a hay hood overhanging it. The double hay doors open downward on a diagonal sliding track. The doors on this façade are vertical board with diagonal wood bracing. A third opening, located between the main and hay doors, opens at mid-level, presumably onto the hay mow floor. Four windows are also located on the south façade. The two on the first story are six-pane metal frame windows, while the two in the upper loft area and 6/6 double hung sash.

With the exception of the two first story windows and the upper loft opening, the north façade is identical to the south. The sliding doors, however, have been removed. An extension of the barn projects northward from the east end of this façade. This one-story ell is constructed of concrete block with drop siding under its gable roof. Two concrete silos are located at the northwest corner of the barn. A gable-roofed cold storage shed is located along the east façade. This small appendage is connected to the main dairy barn by a covered walkway. Like the barn and its ell, it is constructed of concrete block with a frame roof structure sheathed with drop siding. Windows match the barn and have pivoting metal frames with six panes of glass. The window at the northern end of the east façade is a 6/6 double hung sash. The building has two roof vents and a concrete block chimney.

Canning Shed (Contributing)

A small c. 1940-45 shed is located just behind the house. The building is constructed of concrete block with a frame roof structure with vertical board siding. It has a standing seam metal roof with exposed

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rafter tails. A sliding door covers an opening in the west end of the south façade, while double hinged doors (one is currently missing) were added in another opening on the south façade. An opening on the east façade has no door. There are no other doors or windows on this building. This building may have been used for canning or some other domestic purpose, given its proximity to the house. It is now used for equipment storage.

Silos (Contributing)

Two concrete silos are located at the northwest corner of the dairy barn. Neither is capped and they appear to no longer be in use. Both are constructed of board formed poured concrete and date to c. 1935 (contemporary with the barn) and c. 1950.

Shed 1 (Non-contributing)

Other buildings on this property include a small concrete block building with frame roof construction and vertical board siding under the gable. This building, whose use is unknown, is located to the northeast of the dairy barn. All windows are missing and a large portion of the south façade has been removed, probably to store a large piece of farm equipment. This building appears to date from c. 1940.

Shed 2 (Non-contributing)

A very small frame building with shed roof is located to the north of this building. It has drop siding, no windows, and plywood covering its doorway. Its uses and date of construction are unknown.

Bank Barn (Non-contributing)

An enormous bank barn, constructed in the mid-19th century and currently in a ruinous state, is located to the north of the dairy barn. This building is considered a noncontributing element due to its deteriorated condition, which has significantly reduced its integrity. The barn had a stone foundation over which the main floor of the barn overhung on the south side. On the north side, which was inaccessible, earth was presumably banked up to a central door. Siding for the timber frame barn is vertical board with horizontally louvered openings. The roof, now collapsed at the west end, is standing seam metal. The area surrounding the south façade was graded and paved. A stone and concrete trough is located at the south end of this paved area.

Barn (Non-contributing)

Another inaccessible barn ruin is located off the southwest corner of the bank barn. The area surrounding this barn was fenced off, preventing a close examination. The barn is constructed with a timber frame over a stone foundation. The gable roof ridge runs in a north-south direction, with a shed projection under the gable end on the south façade (the only visible façade). Like the bank barn, this building is in an extremely dilapidated state.

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates

Architect/Builder

Construction dates c. 1850-60, c. 1935

Evaluation for:

☒ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Summary

The Routzahn Farm is situated on the Richlands tract of "Addison's Choice," which was acquired in 1724 by Thomas Addison from Lord Baltimore. The land has been used continuously for agricultural purposes since settlement. The complex is significant for its architectural style and materials as well as its representation of a typical 19th and 20th century Frederick County farm.

History

The Routzahn Farm is located in Frederick County, Maryland, which is named for Frederick Calvert (1731-1771), the last Lord Baltimore. Frederick County was formed after its split from Prince George's County in 1748. Due to the steady population increase within the county, five subsequent counties were formed from Frederick. These included Washington and Montgomery Counties (1776), Allegany County (1789), Carroll County (1837) and Garrett County (1872) (Scharf 1882). In 1745, the town of Fredericktown (Frederick) was founded and became the county seat upon the formation of Frederick County.

Although there had been movement into the county by explorers and traders, Frederick County did not experience permanent settlement until the second decade of the 18th century. In the beginning of the 18th century, the Proprietor of Maryland offered large tracts of land for sale in the Monocacy River Valley area. As a result many land purchases were made on behalf of investors rather than settlers. The buyers sought to either expand their land holdings for investment or to create tobacco plantations.

Such was the case for the land surrounding the Routzahn Farm. Historically, the property was part of the 2,300-acre tract known as "Addison's Choice," which Colonel Thomas Addison purchased from Lord Baltimore in 1724. However, Colonel Addison and his family made their home in Prince George's County in what is now Oxon Hill near the Potomac River, and it is not known if the land was cultivated for tobacco at this time. However, Addison did construct a fortification of some sort, which may have protected the beginnings of a plantation at the site.

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After Addison's death in 1727, "Addison's Choice" was equally divided among his sons Thomas, Anthony, and Henry (Baldwin and Henry 1920). None of them lived on the "Addison's Choice" tract, preferring to live at the family's Oxon Hill plantation (Hopkins 1979).

During the Rural Intensification Period (1730-1815), while Fredericktown continued to become a marketing center, the area surrounding the town remained rural. During the Revolutionary War, both British and Continental troops noted the plentiful supplies of wheat, corn, and livestock found on Frederick County farms (Whitmore and Cannon 1981:13). With the expansion of the agrarian landscape during this period came an increase in the county's slave population. By 1790, slaves comprised 10% of the population of Frederick County.

Grain production also increased during the Rural Intensification Period and with it gristmills were established proportionally. The first gristmill built on the Monocacy River was on Daniel Dulaney's property, which was located adjacent to "Addison's Choice". Dulaney subsequently purchased portions of "Addison's Choice", and the neighboring Spring Garden, Albion's Choice, and Pipe Meadow in an effort to establish a major transportation route for his mill products to markets in Fredericktown and other towns within the county. By 1769, 37 gristmills had been established on the Monocacy River and its tributaries (Scharf 1886). The period of 1775-1778 also saw the establishment of an iron industry within the county and the erection of furnaces for the manufacture of much needed arms and ammunition for the Revolutionary War.

As early as 1771, there were houses on the "Addison's Choice" property. In this year, a 1500-acre tract, which encompassed what would become the Routzahn Farm property, was sold to Joseph Sims. Sims is credited with enlarging an extant log house and creating the plantation known as "Richlands." Sims erected dependencies, established orchards, and planted tobacco and grains where there had been only forest.

In 1794, Captain William Campbell purchased the property from the Sims estate. Campbell, a surveyor from Annapolis, had attained the rank of Captain during the Revolutionary War. After purchasing the Richlands tract, Campbell focussed on developing Richlands into a true tobacco plantation, investing in 40 slaves for its operation. Varle's 1808 *Map of Frederick and Washington Counties* indicates that the Campbell dwelling was located on the north bank of Addison's Creek directly north of the Routzahn Farm.

Upon Captain Campbell's death in 1821, his daughter Katherine Campbell Cunningham inherited the 1500-acre "Richlands" tract with the main dwelling and other houses. During the third decade of the 19th century Katherine and her husband died intestate and the property passed to William Cunningham. During the period 1843-1845, Cunningham divided the property and sold several small parcels, including

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a 400-acre tract to Grafton Hammond. Joseph Routzahn purchased this parcel in 1850 and it remained in the Routzahn family until 1935. It is believed that Routzahn built the house and established a prosperous farm here.

Frederick County continued to expand residentially and economically during the Industrial Growth Period in the mid-19th century. During this period, transportation evolved to include new turnpikes, railroads, and canals. One of the most important routes was the National Pike, established in the early 19th century. With the extension of the pike through Frederick County, Fredericktown became a major stopping point and as a result, commerce within the town and surrounding area increased (Crumrin 1994). Further economic development occurred with the establishment of the Baltimore and Ohio Railroad in the 1830s, which provided a means to transport the county's agricultural goods. As a result, the county became a leader in the state in the production of wheat, rye, corn, and dairy products by 1860 (Wesler et al. 1981). Furthermore, the rail line allowed for the transport of perishable dairy goods and opened a market for such products for Frederick County farmers.

Iron production also increased during the Industrial Growth Period, as did other areas of manufacture with the arrival of mechanization and the establishment of fulling mills, tanneries, and factories. The creation of railroads and the mechanization of industry, however, were no match for the Civil War and the attendant devastation. Frederick County, like the rest of Maryland, was caught between pro-Union Pennsylvania and the Confederate loyalists of Virginia. During the period 1863-1864, just after the construction of the Routzahn house, the Frederick area was the site of Confederate occupations and major battles. Frederick County's agricultural base was nearly decimated by the fighting and appropriation of area crops and stores by invading armies. The personal account of Mrs. Robert Rhoderick, who owned the Sims-Campbell house, just north of the Routzahn property, states that both J.E.B. Stuart and Stonewall Jackson were regular visitors to the house during the Civil War.

During the war, Joseph Routzahn served as a Levy Court Commissioner (1862-63). He also was a member of the Evangelical Lutheran Church in Frederick, and had contributed a large sum of money to construct a new church building in 1854. This church had been established as early as 1737, conducting its services in German into the first decades of the 19th century (Williams 1967). Like other Frederick County families, the Routzahns were descended from Pennsylvania Germans. Their neighbors included the Murghardts, Umbergers, and Riefsniders, who farmed in the immediate area and also substantial homes along Gas House Pike.

After the Civil War, the farmers of Frederick County were able to regain their former economic success with the support of government reparations. Remaining untouched by industry, the land surrounding Frederick once again became the county's leading producer of wheat and corn. This agricultural success remained the case despite the collapse of farms in the rest of the state (Wesler et al 1981). Frederick

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County farmers were able to turn to new markets for canned goods and dairy products to keep their farms economically viable.

Significance

Once part of the "Addison's Choice" tract and the "Richlands" plantation, the farm has been continuously used for agricultural purposes since at least the end of the 18th century. The land was likely forested initially and then was cleared for tobacco, wheat, corn, and other crops. These grains were coupled with raising livestock and shifted towards an emphasis on dairy production after the arrival of the railroad in the 1830s allowed for the transport of perishable goods to markets in Baltimore and other Maryland cities. Like other farms in this area of Frederick County, the Routzahn Farm survived the Civil War fairly intact despite the proximity of Confederate and Union forces.

The presence of the bank barn ruin and the 20th century dairy barn show the shift in the agricultural economy. Livestock housed in the stone bank barn were transferred to the newer, technologically advanced dairy barn when it was constructed in the early 1930s. Dairying became the focus of the farm in the 20th century. The house is currently leased and the land is used to grow corn and raise sheep.

However, the fate of this property may, in part, foretell the future of much of Frederick County's agricultural heritage. Currently owned by Riverside Industrial Properties, the farm may be subject to development in the upcoming years, much like the property to the immediate west, which is currently being developed into an industrial park.

Because of its associations with Frederick County's agricultural heritage, the Routzahn Farm is believed to be eligible for the National Register under Criterion A. It is also eligible under Criterion C for its Greek Revival architecture and historic additions to the main house and for the historic agricultural outbuildings. Although the older barns are in a ruinous state or have been demolished, the presence of the large dairy barn and milk house clearly represent the important shift in Frederick County's economy from tobacco, corn, and wheat farming to the dairy industry. Although the property belonged to the prominent owners Thomas Addison and William Campbell, neither is responsible for the construction or occupation of the Routzahn Farm. The property is not believed to possess significance under Criterion B. It was not evaluated under Criterion D.

9. Major Bibliographical References

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See Continuation Sheet 9.1

10. Geographical Data

Acreage of surveyed property 180.64

Acreage of historical setting

Quadrangle name Walkersville

Quadrangle scale:

Verbal boundary description and justification

See Continuation Sheet 10.1

11. Form Prepared by

name/title	Anne Brockett, Architectural Historian		
organization	URS Corporation	date	June 2001
street & number	200 Orchard Ridge Drive, Suite 101	telephone	(301) 670-5469
city or town	Gaithersburg	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

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Frederick County Recorder of Deeds

Frederick County Registrar of Wills

Frederick County Tax Assessor's Office

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1979 Maryland Historical Trust Inventory Form for Routzahn Home Farm. On file at MHT.

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Whitmore, Nancy F. and Timothy L. Cannon

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Williams, Thomas J.C. and Folger McKinsey

1979 *A History of Frederick County, Maryland, Volumes I and II*. Baltimore: Regional Publishing Company.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. F-8-30

Name
Continuation Sheet

Number 10 Page 1

LEGAL DESCRIPTION

BEGINNING AT A POINT LABELED 756 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "FINAL SUBDIVISION PLAT, LOTS 1, 2 AND PARCEL "A", J & R LIMITED PARTNERSHIP AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN PLAT BOOK 65 AT PAGE 102. SAID POINT ALSO BEING IN THE CENTERLINE OF GAS HOUSE PIKE, A PUBLIC ROAD, THENCE ALONG AND WITH THE SAID ROAD AS NOW SURVEYED.

- 1.) NORTH 88°33'40" EAST, 2556.58 FEET TO A POINT IN THE CENTERLINE OF THE ROAD, SAID POINT BEING DISTANT 38.89 FEET ON A BEARING OF SOUTH 01°17'46" WEST FROM AN IRON PIN FOUND (AND HELD FOR LINE) THENCE,
- 2.) NORTH 01°17'46" EAST, 1796.19 FEET TO A WOODEN FENCE POST, THENCE
- 3.) NORTH 00°12'48" EAST, 1821.58 FEET TO A WOODEN FENCE POST, THENCE
- 4.) SOUTH 70°58'37" WEST, 802.75 FEET TO A POINT AT THE INTERSECTION OF THE SOUTH WEST BANK OF THE MOUTH OF THE ADDISON RUN AND THE MONOCACY RIVER, THENCE DOWN, BY AND WITH THE MEANDER OF SAID RIVER.
- 5.) SOUTH 72°28'37" WEST, 462.00 FEET TO A POINT, THENCE
- 6.) SOUTH 60°28'37" WEST, 165.00 FEET TO A POINT, THENCE
- 7.) SOUTH 50°58'37" WEST, 363.00 FEET TO A POINT, THENCE
- 8.) SOUTH 65°13'37" WEST, 280.50 FEET TO A POINT, THENCE
- 9.) SOUTH 82°28'37" WEST, 165.05 FEET TO A POINT, THENCE
- 10.) SOUTH 68°58'31" WEST, 412.45 FEET TO A POINT, LABELED #757 AS SHOWN ON THE AFORE SAID PLAT OF SUBDIVISION, THENCE RUNNING WITH AND BINDING ON THE EASTERN TRACT BOUNDARY OF SAID SUBDIVISION
- 11.) SOUTH 03°43'37" WEST, 2689.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 180.649 ACRES OF LAND, MORE OR LESS.

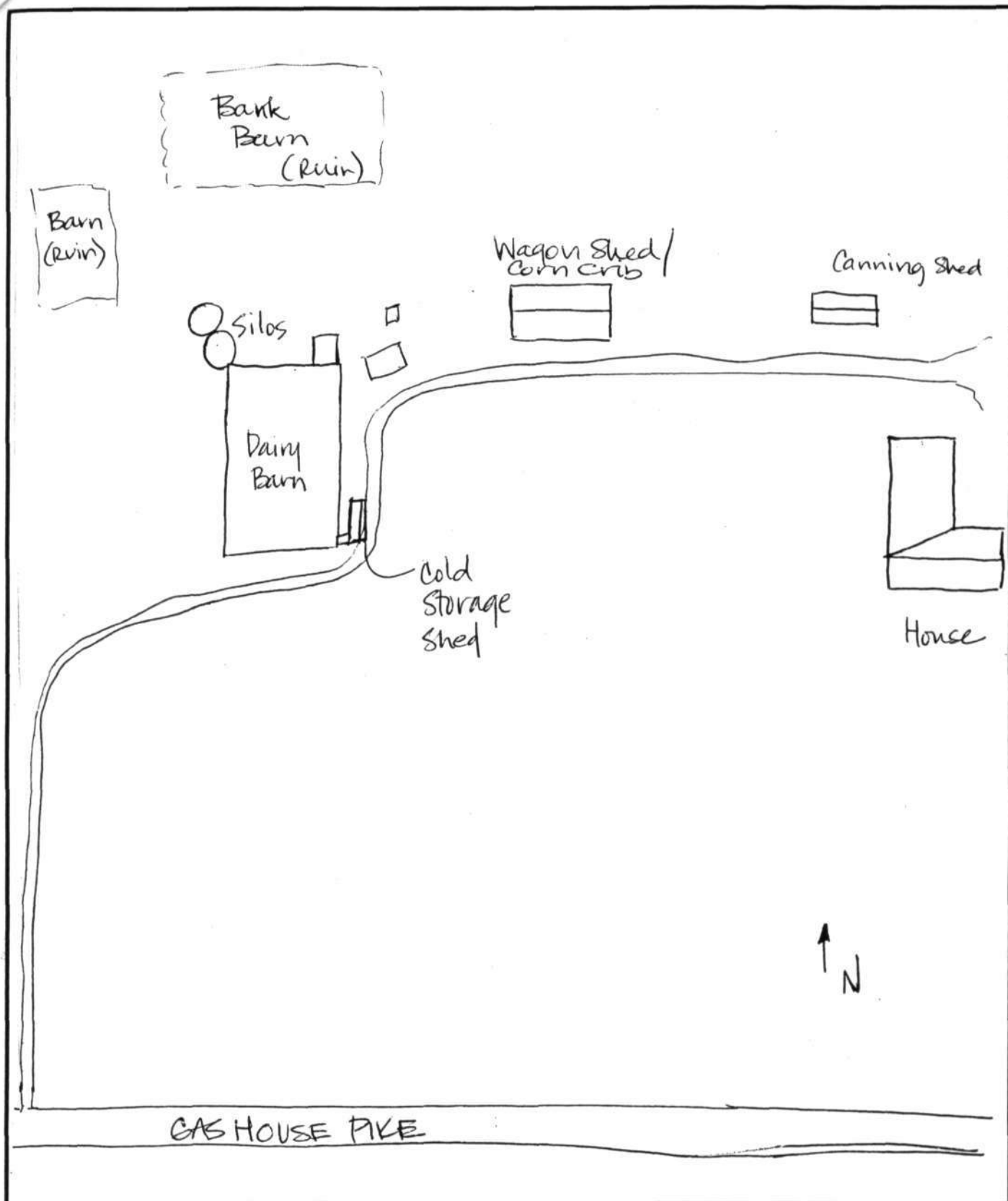


Chain of Title
Routzahn Farm – Frederick County
Inventory No. F-8-30

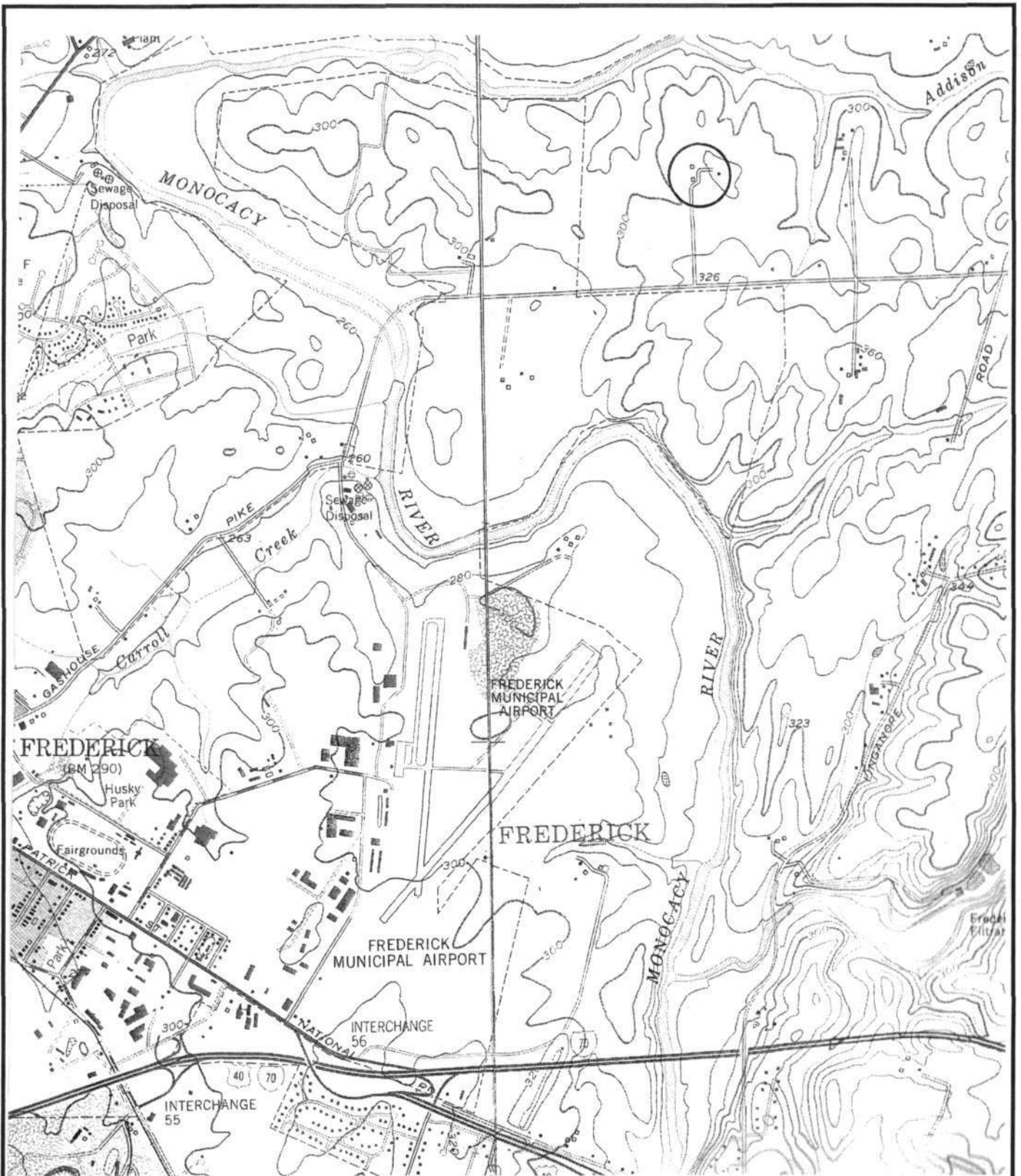
Date/Book	Grantor	Grantee
2/28/2000 Properties Book 2685/page 133	Ruby S. Sanner, et al	Riverside Industrial
11/23/1998 Book 2501/page 513 ½ interest 90 acres with buildings	Ruby S. Tanner for Stanley Tanner Estate	Ruby Tanner, Seneh Tanner, and Denise Wasniewski
12/1/1996 Book 2247/page 361 ½ interest 90 acres with buildings	Stanley Tanner Ruby Tanner	Stanley Tanner Ruby Tanner
12/1/1996 Book 2247/page 361 180 acres with buildings	Stanley Tanner Ruby Tanner	Stanley Tanner
2/9/1950 Book 482/page 364 180 acres with buildings	Lena Sanner	Stanley Tanner Ruby Tanner
10/29/1935 Book 399/page 508 180 acres with buildings	Jacob Rohrback Trustee for #13-177 Equity	Lena Sanner
4/13/1899 Book DHH 3/page 609 180 acres with buildings water wheel and piping	Margaret Routzahn Charles Routzahn	Rosa Routzahn Joseph F. Routzahn Edward C. Routzahn
<i>Note: Daniel died and his wife Margaret and son Charles inherited the property.</i>		
4/1/1883 Book AF 4/page 97 180 acres with buildings	Joseph Routzahn Ellen Routzahn	Daniel Routzahn
4/5/1850 Book WBT 12/page 559 346 acres of "Richlands" part of "Addison's Choice" with buildings.	George Smith, Trustee for Hammond Estate	Joseph Routzahn

Chain of Title
Routzahn Farm – Frederick County
Inventory No. F-8-30

Date/Book	Grantor	Grantee
10/20/1843 Book HS 19/page 392 400 acres of "Richlands" part of "Addison's Choice" with buildings.	William O. Cunningham	Grafton Hammond
<i>Note: Katherine Campbell, daughter of Captain William Campbell, was married to James Cunningham. Their son was William Cunningham. Katherine died intestate in 1838.</i>		
9/15/1821 Cunningham Will Book HS 2/page 506 460 acres with dwelling house	Wm. Campbell Estate	Katherine Campbell
1/3/1794 Book WR 12/page 173 1500 acres including plantation with dwelling and numerous dependencies.	Thomas Johnson Baker Johnson Trustees for Col. Joseph Sims Estate	Capt. William Campbell
4/22/1771 Book O/page 359 1500 acres of "Richlands" part of "Addison's Choice"	Anne Addison Eleanor Addison	Colonel Joseph Sims
1/26/1771 Book O/page 29 768 acres with houses	Major Thomas Addison	Eleanor Addison Ann Addison
6/28/1727 (probate) Will 2300 acres	Col. T. Addison's Estate	Major Thomas Addison Henry Addison Anthony Addison
5/27/1724 Book IL B/page 104 2300 acres called "Addison's Choice"	Lord Baltimore	Col. Thomas Addison



PROJ Fredrick Municipal Airport 5-Year Capital Improvement Plan	Routzahn Farm Site Plan 8700 Gas House Pike Frederick, MD	
SCALE Not to scale	<div data-bbox="982 1897 1181 1983" data-label="Text"> URS </div>	
FILE I:/D100000442.15		
PROJ NO INVENTORY NO. F-8-30		



Frederick Quad

Walkersville Quad

PROJ Fredrick Municipal Airport 5-Year Capital Improvement Plan

SCALE Not to scale

FILE I:/D100000442.15

Routzahn Farm
8700 Gas House Pike
Frederick, MD

URS

PROJ NO

INVENTORY NO.

F-8-30



F-6-36
Routledge Fair
87007 Gas House 11100
Fred...
View A...
House...

5/24/01

Neg at 11100 11100

7002 00-02 N2NNN-14HM 669



F-8-30

2010/11/15

8700 Oak House Rd.

Fredrick Co, MD

House & surrounding area

A. J. S. S. S.

5/24/01

2/2/01

2029 00-02 NNNNN-0781 669



F-8-20

Nebraska Inst.

House of Representatives

Frederick C. ...

3/24/60

3/24/60

3/24

3/24

0000 00+00 NNNNN+04HM 669



F-8-35

Reuter's Farm

8700 Ave. 1st St. N.E.

Standard Co. N.E.

He. e- view from NE

Armed Bracket

5/24/01

< 011 00+00 NNNNN+000M 669

4/24



F-8-30

Rootzahn Tausch

0760 Gas 12000 Liter

Friedrich 1200

Haus 1200

1200

5/24/01

1200 at 1200

< 0000 00000 NNNNN+01AM 669

5/24/01

1200

1200

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1200



8-8-30

Central Farm
6700 300 3000 7000

Water 10 1000

House 10 1000

1000 1000

1000 1000

leg at 100 8140

1000 1000

1000 1000

1000 1000

1000 1000

1000 1000

1000 1000

1000 1000

1000 1000

1000 1000



F-8-30

Routalun Falls

8100 Gas House Pike

Frederick, Md.

West Sacado

Blackst

5/24

Neg. of 1/2 2/3

7/24

7/24

7/24

7/24

7/24

7/24

7/24

7/24

7/24

2015 06-04 NNNNN 15AM 669





F-8-30

Dontahni Farm

6700 Gastner Pike

Frederick Co.

P.O. Box 1100, P.O. Box 1100

Frederick

MD

Map of 10/18/17

9 of 24



Bouillabaisse-Farce

< >012 00+00 NNNNN- 17AM 669

IC of 24



F. 8-30

Centralin Farm

8700 Van House Ave

Fredensle Co, ND

Canningshed - SW corner

ABVodoch

5/24/01

Neg. at ND 84PC

2016 08-02 NNNNN-15AM 669

11 07 21



F-8-30

Central Farm

8700 Cas. Horse Pike

Frederick Co. Md.

Wagon shed/corn crib — SW corner

Annie Brockett

5/24/05

Neg. at 1/17/05

2005 05-03 NNNNN-0741 669

12 of 24



F-8-30
Centralin Farm
8700 Gas House Pike
Frederick, Md.

Water, Gas, Sewer, etc. SEE details.

Am. & Co. H.

5/24/29

Neg. at MD & H

< 0007 00400 NNNNN-008AM 669

13 of 24



F-8-30

Don't take time

Spec Gas Mass Filter

Friedman Co. Ltd

Abigail

5/24 : 11

Rec'd B.D. 3/1/73

4.9, 24



#-B-30

Reutzel Farm

8100 East 1st Ave

Fredricks, MD

Dairy barn, also 1000 sq ft shed - South
La Cade

A. Brickett

5/24/01

NY at MD 315

15 of 21



F-8430

Routrah T-m

0700 0100-0100 Pile

Field of 0100

Data Entry - South (2000-01)

AK-0100

5/24/01

2026 00-02 NNNNN-1000 669

16 910



F-8-30

Don't talk to him

100 Gas House Rte

Frederick Co. 120

Dating: 2014 - 2015

A-B-C

5/24/01

Neg of Mrs. King

7021 00-01 NNNNN-02HM 669

PROFESSANT
PAPIER 170

17 of 24



Fig 30

8700 Gu. House File

Frederick C. D.

ABSTRACT

7025 00-01 NNNNN+02HM 669



#-8-35

Porter's

8703

Frederick

Milt

ABroadt

5/24/08

19 of 24

< 7024 00-03 NNNNN+03HM 669



88-30

26444444444444444444

8700 Gas House Pike

Frederick Co, MD

Noncontributing Fred SE corner

Anne Brockett

8/24/01

88 at MD 21-20

90 2 22

2023 08-02 11:11:11-02AM 669



F-8-20

Rout 2400
8700 Gas House Pike
Fredrick Co, Md
Noncontaminated Road
Aznock

5/29/10

Not a MD title

>022 00+00 NNNNN+0000 669

21 of 14



F-8-30
Rauzahn Farm
8700 Co. Horse Pike
Frederick Co. Md.

Quinn's Bank Barn - Seattle Wash.
Annapolis Md.

5/24/01

Neg. of 5/24/01 6020 00-03 NNNNN+14HM 669

22 of 24



F-8-110

Pontalva Farm
8700 Carthouse Pike
Frederick Co. 'D

Ruin of Pontalva Farm - 1911

A. B. 110

5/24/01

< 0018 00-01 NNNNN+03AM 669

23 of 24



8-80

Point of View

8700 1st Avenue

Frederick County

John R. Bann (2) 2nd Bank Bann (R)
from Southern

Approckett

5/24/01

Neg 37.1.0. 24173

24173

INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: Routzahn Home Farm Survey Number: F-8-30

Project: Monocacy to Mt. Airy 230 kV line Agency: S/PSC

Site visit by MHT Staff: ☒ no ☐ yes Name L. Bowlin Date 1991

Eligibility recommended ☒ Eligibility not recommended ☐

Criteria: ☒ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Justification for decision: (Use continuation sheet if necessary and attach map)

The Routzahn Home Farm is located on the north side of Gas House Pike, east of Frederick, MD. The 12 building complex consists of a brick house, a stone and timber-frame bank barn, a stone and timber-frame cow, a dairy barn, two milk houses, two silos, a hogpen, a trough and three sheds. The house, bank barn and cow barn represent the first period of construction 1855. The remaining buildings/structures date to the second period c. 1945. The property represents the agricultural development of Frederick County from the nineteenth through the twentieth centuries: the farm structures document the transition from diversified family farming to intensified dairying, as well as the change from hand-constructed to mass-produced materials and construction methods. The house is an example of the fully-developed farmhouse, with influences from the nationally popular Greek Revival style. The roof configuration is a character-defining feature unique to this example. The house is in fair condition and it has not been modified by additions. The Routzahn Home Farm retains its integrity of design, setting, material, workmanship, feeling and association. The Trust concurred that the property is eligible for the National Register.

Documentation on the property/district is presented in: survey report "Architectural Investigations of the Routzahn Home Farm, Frederick, MD"& compliance project file

Prepared by: R. Christopher Goodwin & Associates, Inc.

L. Bowlin November 1994
Reviewer, Office of Preservation Services Date

NR program concurrence: ☒ yes ☐ no ☐ not applicable

R. Andrews 11-25-94
Reviewer, NR program Date

Survey No. F-8-30

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

- ☐ Eastern Shore (all Eastern Shore counties, and Cecil)
☐ Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
☒ Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
☐ Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

- ☐ Paleo-Indian 10000-7500 B.C.
☐ Early Archaic 7500-6000 B.C.
☐ Middle Archaic 6000-4000 B.C.
☐ Late Archaic 4000-2000 B.C.
☐ Early Woodland 2000-500 B.C.
☐ Middle Woodland 500 B.C. - A.D. 900
☐ Late Woodland/Archaic A.D. 900-1600
☐ Contact and Settlement A.D. 1570-1750
☐ Rural Agrarian Intensification A.D. 1680-1815
☒ Agricultural-Industrial Transition A.D. 1815-1870
☒ Industrial/Urban Dominance A.D. 1870-1930
☒ Modern Period A.D. 1930-Present
☐ Unknown Period (☐ prehistoric ☐ historic)

III. Prehistoric Period Themes:

- ☐ Subsistence
☐ Settlement
☐ Political
☐ Demographic
☐ Religion
☐ Technology
☐ Environmental Adaption

IV. Historic Period Themes:

- ☒ Agriculture
☒ Architecture, Landscape Architecture, and Community Planning
☐ Economic (Commercial and Industrial)
☐ Government/Law
☐ Military
☐ Religion
☐ Social/Educational/Cultural
☐ Transportation

V. Resource Type:

Category: buildingsHistoric Environment: ruralHistoric Function(s) and Use(s): domestic/residential agricultural

Known Design Source: _____

Routzahn Home Farm

Gas House Pike, Frederick, Maryland

Private

The Routzahn Home Farm, a two and a half story common bond brick residence faces south from the north side of Gas House Pike. The principal facade is five bays wide. The third bay consists of a wooden panelled door set in a recessed panelled doorway. The door has wooden oval shaped insets and original hardware. Doric order columns frame the door, one on either side. Above the door is a six light transom with two light side lights on either side. The doorway is crowned by a pedimented lintel. The remaining bays on the first floor and the second floor are occupied by 6/6 pegged original windows crowned with pedimented lintels.

The entire structure rests on a raised stone rubble foundation. Covering the structure is an original standing seam tin roof. Below the roof is a wooden boxed cornice without return that was added at a later date. To the rear of the structure is an original three story brick addition. The east side is five bays wide. It features a two story open porch supported by plain wooden columns and plain, straight wooden railing on the second floor.

The Routzahn Home Farm was built by Joseph Routzahn in the 1860's. The land was first acquired by the Routzahn family in 1850 and remained in the family until 1935. The land on which the structure sits is part of the Richlands tract, part of Addison's Choice, a three thousand acre land tract acquired by Thomas Addison in 1724 by the Lords Baltimore.¹ The land was owned by a number of significant landowners including Captain William Campbell, a Revolutionary War hero and the owner of the Addison House and over forty slaves.² The land surrounding the house has been in agricultural use for over two hundred and seventy years. Historically it is significant as a portion of the Addison Plantation. Architecturally it is significant due to its original three story rear addition and the Federal mouldings on the exterior doorways and in the interior.

¹Frederick County Land Records, Liber PL 7; Folio 192.

²Record of Wills, Frederick County Courthouse, Liber HS 2; Folio 506.

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Magi No.

DOE ___yes ___no

1. Name (indicate preferred name)

historic Routzahn Home Farm

and/or common N/A

2. Location

street & number north side of Gas House Pike ___ not for publication

city, town Frederick ___ vicinity of congressional district sixth

state Maryland county Frederick

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Mr. and Mrs. Staley Sanner

street & number 1003 Rosemont Avenue telephone no.: (301) 662-3708

city, town Frederick state and zip code Maryland 21702

5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse liber 482

street & number North Court Street folio 364

city, town Frederick state Maryland

6. Representation in Existing Historical Surveys

title Maryland Inventory of Historic Properties

date July 30, 1979 ___ federal ☒ state ___ county ___ local

depository for survey records Maryland Historical Trust

city, town Annapolis state Maryland

7. Description

Survey No. F-8-30

Condition

☐ excellent

☐ good

☒ fair

☐ deteriorated

☐ ruins

☐ unexposed

Check one

☒ unaltered

☐ altered

Check one

☒ original site

☐ moved

date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

See attached continuation sheets

8. Significance

Survey No. F-8-30

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input checked="" type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates ca. 1855 - ca. 1945 Builder/Architect unknown

check: Applicable Criteria: ☒ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

See attached continuation sheets

9. Major Bibliographical References

Survey No. F-8-30

See attached continuation sheets

10. Geographical Data

Acreage of nominated property 180 acres

Quadrangle name Walkersville

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Deborah Cannan and Michelle Moran

organization R. Christopher Goodwin & Associates, Inc date June 4, 1991

street & number 337 East Third Street telephone (301) 694-0428

city or town Frederick state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

Summary

The Routzahn Home Farm encompasses twelve structures, all related to the property's domestic and agricultural use during the nineteenth and twentieth centuries. The complex is composed of a brick house, a stone and timber-frame bank barn, a stone and timber-frame cow barn, a dairy barn, two milk houses, two silos, a hogpen, a trough, and three sheds. The structures date from two major periods of construction, the mid-nineteenth and the mid-twentieth centuries, and represent the architecture and functional uses of their respective periods. The house, bank barn, and cow barn date from ca. 1855. The house is an example of a regional farmhouse form characterized by a front gable with rear wing. The dwelling exhibits influences from the nationally popular Greek Revival style. The unique roof configuration is a character-defining feature. The barn exemplifies the local use of the Pennsylvania German bank barn type. The remaining structures represent the second period of construction; they are constructed primarily of cinderblock and frame. The dairy complex (ca. 1945) follows the typical pattern of the era: a gambrel-roofed barn with an attached milk house and nearby silos.

The Routzahn Farm commands an impressive view of the rolling fields and distant mountains in the surrounding rural countryside. A long, straight drive extends 1500 feet to the farm, curves east, splits, and continues to the east. The twelve structures are arranged linearly along the driveway, beginning with the dairy complex at the head of the driveway on the west, continuing north with the bank barn at the north edge of the fork, and culminating with the house on the east. The house dominates the complex from a slight rise. The farm is located north of Gas House Pike, and is oriented to the south.

The physical characteristics of the structures, including workmanship, design, and materials, retain their integrity from the property's periods of historic significance. The land continues to be in productive agricultural use. While some minor modifications have been made to the structures (described in detail below), and while some deterioration has occurred, no major alterations have been made to the structures or to the layout of the farm.

The following descriptions are keyed to the attached site plan. (Contributing resource count: 12)

House (ca. 1855) [A]

The main house consists of two sections built at the same time, forming an L-shaped structure. The brick dwelling rests on a stone foundation. The house is topped by intersecting gable and shed roofs, which are a unique and character-defining feature

of this property. The two-and-one-half story gable-roofed front section faces the road and contains the primary entrance. It has a symmetrical facade composed of five bays with a center entrance. Connected to its west end and extending north is the large rear wing. Due to the rear wing's shed roof, its five-bay west facade is three stories, while the four-bay east facade with its two-story porch is only two stories.

The house is constructed of load-bearing brick laid in five-course bond with lime mortar. The remnants of red paint still remain on much of the walls. A rubble stone foundation with irregular courses supports the structure; portions of this low foundation are covered with stucco. The eave line of the gable-roofed section is marked by a simple board cornice with no returns. Four brick interior chimneys rise from the house: two from the gable ends of the front section and two from the west wall of the rear wing. The standing-seam metal gable and shed roofs intersect at right angles, their peaks meeting at the west chimney of the front section.

The decorative focus of the house is the center entrance on the south facade. A four-panel door with raised wooden ovals in each panel stands in a door surround of two-light over one-panel sidelights and six-light transom window. The doorway is recessed with wood panels on the side and above the transom. Pilasters inspired by the Doric order stand on either side of the door, visually supporting the entablature which tops the door and sidelights. A plain, flat wood cornice board crowns the composition. Though a simple variation, this doorway has characteristics of the recessed doorways of the nationally popular Greek Revival style -- particularly the glass panes, pilasters, and paneled door. The windows are six-over-six sash windows with wood sills and plain wood lintels with a thin cornice strip. Shutter hinges are in place, but no shutters remain.

The west porch is a one-story, two-bay, shed-roof porch with plain, square posts. It shelters a door similar to the south doorway; though still in place, the west doorway has been covered with insulation material. The east facade of the rear wing has a two-story, three-bay porch or gallery incorporated under the principal roof and supported by plain, square posts. A one-bay extension from the front section of the house opens onto the south end of the porch. The four-bay elevation under the porch has two doors on the ground level and one on the second floor.

The main door opens into a center hall aligned with the rear porch. The stairs and gracefully curved banister rise perpendicular to the center hall from the connecting section between the two wings of the house to a landing; the stairs then turn and continue to the second floor. The symmetry of the front facade contrasts with the openness and informality of the plan and of the rear wing of the house. The first floor has three front

rooms, a sitting room, and kitchen. On the second floor are five chambers. The third floor above the rear wing, reached by service stairs beginning in the kitchen, has three small chambers with sloping ceilings. Other than the wide trim with bull's eye corner blocks around the doorways, the interior trim consists of five mantels with simple, flat, Greek Revival moulding similar to that of the exterior doors. A set of large pocket doors divides the two west rooms. The floors are wood; the walls, plaster. A full, dirt-floored, stone-lined basement extends under the entire house.

The following changes have been made to the house: small areas of walls have been repointed with incompatible mortar; the first floor of the east porch has been covered with plywood; the second floor porch balusters have been replaced by board railing; the door on the east facade has been removed; the interior fireplace in the kitchen has been removed; and, the steps to the front entrance have been removed. The house has no exterior additions. All of the changes that have been made are reversible, and all of the character-defining features are intact.

Bank Barn (ca. 1855) [B]

A stone and timber-frame bank barn located northwest of the house follows the standard pattern of its type, the Pennsylvania German bank barn. The eight-bay barn is built into a hillside, with its long axis running east-west parallel to the hill. An earthen ramp raises the hillside to the level of the mow. The overhanging forebay faces south, providing shelter for the animals. A stone retaining wall perpendicular to the southeastern corner of the forebay encloses the barnyard. A random ashlar stone foundation supports a timber-framed structure with large beams connected by hewn and pegged joints. Vertical wood siding covers the exterior walls, while the gable roof is clad in standing-seam metal. Much of the siding has been replaced. Sections of new siding infill the original louvered-window bays; five windows remain intact.

Later additions to the original structure include two frame shed-roof, one-story storage buildings attached to the north elevation on either side of the door. Structural supports and interior partitions in the ground level have been removed, causing the structure to sag.

Cow Barn (ca. 1855) [C]

The cow barn appears to have been constructed at the same time, and with materials and workmanship similar to that exhibited in the bank barn. Also built into a hillside, it is perpendicular to the bank barn and helps to enclose the barnyard. The two-story structure has a random ashlar stone foundation which supports a timber-frame second floor clad in vertical wood siding and topped by a standing-seam metal roof. Four bays wide, the east wall opens into the barnyard. As in the bank barn, the ground floor is used to house animals; the second floor is used to store hay.

Dairy Barn (ca. 1945) [D]

Eight bays long and three wide, the dairy barn's cinderblock walls support the tall, standing-seam metal gambrel roof with flaired eaves and exposed end rafters. Wood German siding fills the tall gable ends. The ridge line of the roof extends over the south gable end, creating the small pointed overhang characteristic of twentieth-century, gambrel-roofed dairy barns. Eight metal-frame hopper windows line the east and west walls. The ground floor incorporating a concrete slab floor with in situ metal stanchions, originally housed cows and milking equipment, while the mow was used for hay storage. Though dairying has ceased, cows and hay still are the structure's occupants.

Milk House #2 (ca. 1945) [E]

The milk house, an integral part of any dairy complex, stands immediately east of and parallel to the dairy barn; the two structures are connected by a covered walkway. Dairymen processed the milk in the one-story, gable-roofed, cinderblock structure. The rectangular structure is three bays wide on the west side, across from the dairy barn, and three bays wide on the east. Wood German siding fills the gable ends below the standing-seam metal gable roof with exposed rafter ends. Two metal vents rise from the peak of the roof.

Silos (ca. 1945) [F and G]

Two round concrete silos with metal bands stand immediately adjacent to the northwestern corner of the dairy barn. Both lack roofs. With the barn and milk house, the silos complete this example of a typical mid-twentieth century dairy complex.

Other Structures

The remaining buildings are simple, one-story support structures without ornament or distinctive construction features. Most appear to date from the same era of construction as the dairy complex.

Milk house #1 (ca. 1935) [H] is a one-story, cinderblock, two-bay, gable-roofed structure with beaded wood siding in the gable ends below the standing-seam metal gable roof and boxed eaves. A portion of the south wall has been removed.

The pumphouse [I] is a one-story, frame, windowless structure clad in wood German siding and topped by a standing-seam metal shed roof with exposed end rafters. Wide horizontal planks have replaced the original siding on the west wall.

The hogpen [J] probably predates the other outbuildings, except for the bank barn and cow barn. It is a one-story frame structure clad in spaced vertical wood siding and covered by a standing-seam metal gable roof with an off-center ridge line. The open east gable allows access to the storage areas along the side walls.

The garage/ chicken house (ca. 1945) [K] is a one-story, cinderblock structure topped by a standing-seam metal gable roof with exposed rafter ends. The vehicle bay is located on the south wall across from the house. The roof extends over two shed-roof additions on the north elevation, which house the chickens.

A concrete water trough [L] stands at the south edge of the courtyard formed by the bank barn, shed, and retaining wall.

Summary

The Routzahn Home Farm represents the typical Piedmont agricultural development in Frederick County from the nineteenth century through the twentieth century. The house is an example of the fully-developed regional farmhouse type with influences from the nationally popular Greek Revival and architectural variations unique to this example. Historically part of the eighteenth-century Richlands tract of Addison's Choice, the property was purchased by Joseph L. Routzahn in 1850; the farm remained in the Routzahn family until 1935. Two major periods of construction are documented on the site. The first period, ca. 1855, is represented by the principal dwelling, bank barn, and cow barn. A second period of construction, ca. 1945, is represented by a dairy complex. The regional pattern of agricultural and architectural development is evident in the design, setting, materials, workmanship, and use of the complex and its individual components.

The complex was evaluated for those qualities of integrity and significance identified in the National Register of Historic Places criteria (36 CFR 60.4 [a-d]). The design and physical characteristics of the complex were analyzed for their potential local significance during the Agricultural-Industrial Transition (1815 - 1879) and the Modern Period (1930 - present) in the areas of agriculture and architecture. In addition, research was undertaken to identify possible associations with historical events or important persons significant on a local, state, or national level. A summary of the historical themes relevant to evaluation of the Routzahn Home Farm appears below.

Site-Specific History

Land Tenure History Prior to Routzahn Ownership (1724 - 1850). The Routzahn Home Farm stands on what is historically known as the Richlands tract, part of the original Addison's Choice land grant owned by Col. Thomas Addison during the early eighteenth century. The Lords Baltimore granted Addison the 2,300-acre tract in 1724 (Land Patents PL7:192). A loyal Englishman appointed to various governmental posts in the Maryland colony, Addison secured the commission of Surveyor General of the Western Shore in 1718 (Hopkins 1979:4). Addison's position enabled him to select some of the choicest land for his own speculation; he surveyed and purchased several tracts on the fertile eastern bank of the Monocacy River. However, he never inhabited these large tracts, which remained largely undeveloped (Tracey and Dern 1987:54; Hopkins 1979:4). Addison died in 1727, leaving the property to his sons, Thomas, Henry, and Anthony (Tracey and Dern 1987:31).

The Addisons maintained the property for several years; John Addison was listed as caretaker of the property in 1734, while Henry Addison paid quitrents in 1759. While the Addisons did not inhabit the vast tract, local historian Hanford Hopkins speculates that a tenant probably occupied a portion of the land during their tenure, paying a modest rent and cultivating tobacco or wheat (Hopkins 1979:9).

In 1771, Addison's widow Eleanor and daughter Anne sold 1,500 acres of the tract to Col. Joseph Sim for £2000 (Howard 1919:388, Tracey and Dern 1987:31). After the Revolutionary War, the state confiscated property owned by British sympathizers. These lots were sold at auctions, usually to well-paid Army officers who could afford the steep prices. The Addisons, who had been staunch Tories, lost the remainder of Addison's Choice to Sim after the war (Tracey and Dern 1987:31). Sim developed the property into a working plantation, building an addition to the manor house on the northern section of the tract and improving the rest of the property with dependencies, planted fields, and orchards (Hopkins 1979:12). The 1790 Census listed Sim as a Frederick County resident; the Sim household included two other white males, one white female, and 34 slaves. He died in 1793 (Martz 1979).

In 1794, Captain William Campbell purchased 1,400 acres of the tract from Thomas and Baker Johnson, trustees of the Sim estate (Hopkins 1979:10). The property included a manor house that was depicted on Varle's map (1808) north of the farm above Addison Branch; the house was described as the residence of "W. Campbell." The map indicated no structures elsewhere on the property; Varle generally only depicted industrial sites and the mansions of major landholders.

Campbell, born in Charles County in 1756, became a surveyor in Annapolis early in his career. He enlisted in the Maryland Flying Camp in 1776, and was promoted to Captain the following year (Martz 1979). Campbell acquired the Richlands tract of Addison's Choice after he retired from military service (Hopkins 1979:12). Through a combination of land speculation and inheritance, Campbell accumulated a sizable fortune. In the second district of Frederick County alone, Campbell owned 2,035.5 acres of land in 1798. According to the 1798 assessment record, Campbell made \$150.00 in improvements on his Addison's Choice property, including repairs made to a barn, a stables, a corn house, and an overseer's house.

However, William Campbell had amassed a considerable debt by the time of his death in 1821. He left his estate to his friend, John McHenry, and to his son, Edward Campbell, as trustees, stipulating that all his land in Baltimore County be sold to pay off

his debts. By terms of Campbell's will, William and James Cunningham, Rebecca and Thomas Washington, and other relatives received portions of his remaining property, including the Richlands tract (Will Book HS2:506).

In 1843, William C. Cunningham et al. sold approximately 400 acres of the property to Grafton Hammond for \$11,450.00. Ownership of this portion of the Richlands tract, which included the project area, was contested after Hammond's death (Equity Case No. 2161, Exhibit 1). The court appointed George Smith trustee of the estate, and empowered him to sell the property. By a deed recorded September 13, 1850, Joseph Routzahn received title to almost 350 acres of the property (Land Records WBT 12:559).

Development of the Routzahn Home Farm (1850 to present). In purchasing the 350-acre portion of the Richlands tract in the Mount Pleasant District, Joseph became the first Routzahn of his generation to move east of the Monocacy River. He was born in the Middletown area in 1808 to parents Daniel and Charlotte Eickhoff Rauthzahn [sic] (Weiser 1987:31). The 1840 census indicates that Joseph initially settled his own family near his parents; as a farmer, he lived in the Third District with his wife, two sons, and three daughters (US Census 1840). However, by 1850, Routzahn had left the Catoctin Valley.

Census records indicate that Routzahn lived in Fredericktown with his wife, Elizabeth, and their six children by 1850. Routzahn was listed as a farmer with land valued at \$17,812.00 (Hitselberger 1978:42); by September 1850, Routzahn had purchased a portion of the Richlands tract. Assessment records indicate that Routzahn had not yet established his home on the farm by 1852; however, Bond's 1858 *Map of Frederick County* depicts a standing structure on the property as the dwelling of "J. Routzahn." By 1860, Joseph owned 350 improved acres valued at \$17,000. The farm supported \$2,025.00 worth of livestock, including 220 sheep; 800 pounds of wool were produced on the property in 1859. Routzahn's primary crops consisted of wheat and corn (Agricultural Census 1860).

Although no legal document of the transaction exists, Routzahn apparently divided the farm between his sons Daniel H. and Joseph L. after 1860; by 1870, according to census records, the Joseph Routzahn farm consisted of 175 acres of land. Wheat and corn remained the primary crops grown on the property (Agricultural Census 1870). The *Lake Atlas of Frederick County* (1873) depicts two Routzahn houses located off Gas House Pike; the atlas shows that the original Joseph Routzahn structure passed to his younger son, Joseph L. A private road extended north from Gas House Pike to the Routzahn residence (Lake 1873).

Joseph L. Routzahn sold his half of the family farm to brother Daniel in 1883. At this time, the tract contained more than 180 acres (Land Record AF7:97). Daniel operated both farms until his death in 1898. On April 13, 1899, his wife Margaret and son Charles H. sold their interest in the 180-acre farm to Rosa May, Joseph F., and Edward Routzahn (Land Record DHH3:609). Although Edward Routzahn and his wife Sophia initially inhabited the farm after Daniel's death, they later rented the property to tenant farmers (Equity Case 13177). The tenants maintained the land primarily as a grain farm; however, the addition of a cow barn during the 1923 - 1927 period suggests the beginnings of small-scale dairying on the property.

In 1935, the Routzahns sold the family farm to Lenna Sanner, who continued to rent the land to tenants (Land Record 399:508). The farm reflected the increasing dominance of the dairy industry in Frederick County during the mid 1940s; between 1943 and 1948, a dairy (\$250.00) and silo (\$300.00) were constructed on the farm. The 1920s cow barn no longer appears on the land records; it may have been removed to make way for the dairy barn as dairying intensified. In addition, 20 acres formerly assessed as cultivated land were utilized for pasture. Today, the farmstead remains in the Sanner family. Tenants continue to cultivate cereal grains and raise livestock on the property.

Agriculture

Pennsylvania Germans and German immigrants began moving into the Piedmont region following the first decade of English settlement during the 1720s. Two distinct agricultural patterns emerged during this period. English settlers transplanted their tidewater tobacco culture to the rolling, well-watered meadows of the Piedmont, using slave labor and large tracts of land located along water routes. German settlers generally settled in the hills and cultivated smaller plots devoted to subsistence farming (Tracey and Dern 1987:131). For the Germans, cereal grains became the principal crops.

While the English settlers attempted to preserve their tobacco economy, German farmers produced a surplus of corn and wheat for the European and West Indian markets. By 1790, Frederick County was the largest wheat producer in the United States (Miller 886:132). Flax and orchard products also were significant crops (Scharf 1968:363). The slave population continued to grow, even among those farmers who did not cultivate tobacco; by 1790, the slave population formed more than 10 per cent of the county's total population (Scharf 1968:369).

During the early nineteenth century, commerce and industry gained prominence throughout Maryland. Agriculture and industry grew interdependent; farmers supplied raw materials to manufacturers while industries produced goods for agricultural use. Increased mechanization provided new farming techniques and generated interest in sound agricultural practices. Farmers began to experiment with a variety of crops and livestock. Dairying became increasingly common, and sheep raisers supplied raw materials for local woolen mills. The Routzahn Farm sheep holdings during the mid-nineteenth century reflect this pattern. The introduction of the railroad and of new transportation routes expanded markets for both agricultural and manufactured products. Production of fruits and vegetables remained popular as improved transportation methods provided viable markets. Tobacco remained a major crop in some areas of the county (Hitselberger 1978:502,503).

By 1860, Frederick ranked first in Maryland in wheat, corn, rye, and butter production, and in the number of milk cows (Wesler et al. 1981:143). New agricultural machines became available. Marl and lime were used to enrich soils (Wesler et al. 1981:143). More than one million bushels of corn and wheat were produced county-wide by 1870 (Scharf 1968:370). The first County Fair was held in Frederick in 1878, evidence of increased interest in agricultural improvement (Whitmore and Cannon 1981:64). Wheat and corn remained the principal cash crops.

By the early twentieth century, corn became the major cultivated product; tobacco production had plummeted (Wesler et al. 1981:144). At the same time, dairy farming increased, reflected in the Routzahn Farm's shift to dairying. Existing structures were used at first, and specialized dairy structures were constructed later. Rising urban populations increased the demand for agricultural products, especially dairy goods (Grisby and Hoffsommer 1949:12). However, when foreign markets closed after the end of World War I, many farmers were forced out of business due to overproduction. The prohibitive cost of new machines and government health regulations further burdened area farmers. Despite these difficulties, Frederick County maintained its level of agricultural output. Between 1920 and 1930, it was the only county to avoid a drop in agricultural production. The county has remained primarily agricultural until the present day.

The Routzahn Home Farm illustrates the transition of a rural Frederick County tract from plantation to family farm to tenant operation. Carved from the early eighteenth century Addison's Choice property, the farm originally reflected the English influence of tobacco cultivation. The massive land grant was divided during the early nineteenth century. Under the ownership of Joseph Routzahn during the mid-nineteenth century, the

farm developed the characteristics of German subsistence farming. By the early twentieth century, tenants supplanted owners as the inhabitants and operators of the farm. The Routzahn Home Farm reflects the changing trends in agricultural production from the eighteenth century to the present. During the nineteenth century, cereal grains replaced tobacco, while dairying and livestock breeding increased during the early twentieth century. The farm has remained in continual agricultural use for more than 260 years.

Architecture

The settlers of the Piedmont region received cultural influences from two primary areas -- the Mid-Atlantic and the Tidewater, each of which had distinct architectural folk traditions. From the Mid-Atlantic, German settlers brought log construction, which was the primary local building material during the eighteenth century, as well as a massed plan around a central chimney. The Tidewater influences of the English are seen in timber framed houses with linear plans, end chimneys, and symmetrical facades. Throughout the eighteenth and early nineteenth centuries, these differing traditions both continued and evolved into a regional type that combined elements from both traditions.

A third influence on the architecture of the area was high-style or popular architecture. As opposed to folk architecture, which varies widely between areas, but remains constant for a long period of time, popular architecture is found in many areas at once, but changes rapidly over time as new fashions and styles appear. The dominant style in the United States from about 1830 to 1850 was the Greek Revival, with domestic examples commonly being built until 1860 (McAlester 1988:182-184).

The typical farmhouse of the nineteenth century in the Maryland Piedmont had two stories, a symmetrical three- to five-bay front facade, gable-end chimneys, a gable roof, a rear wing containing the kitchen, and a two-story porch in the inner corner of the wing (Getty 1987:93). The Routzahn house possesses all of these diagnostic characteristics and is thus representative of the common nineteenth-century farmhouse. These farmhouses were built for about one hundred years. Their basic form often received decorative elements from the popular architecture of the particular era; the Routzahn house also represents this trend with its Greek Revival-influenced doorways and interior moulding. The two recessed door surrounds of sidelights, pilasters, and transom, the cornice lines emphasized by simple cornice boards, and the six-pane sash windows with plain lintels and thin cornice mouldings demonstrate the builder's knowledge of Greek Revival motifs.

Among the neighboring nineteenth-century farmhouses are examples of variations of the regional farmhouse with a variety of stylistic influences. The local rural houses provide a portrait of the evolution of a house type and the influence of styles during the century. The Routzahn house best portrays the influence of the Greek Revival, still the dominant domestic architectural style of the 1850s.

The regional farmhouses, though a recognizable type, were not identical; many exhibited variations illustrating their builders or owners' solution to their particular needs. In this case, the rear wing, instead of having the usual gable roof intersecting with the front gable roof, has a steeply pitched shed roof, which allows a three-story west elevation. The purpose appears to have been to provide additional height in the third floor chambers, which housed farm laborers. A second variation is the placement of the main staircase. Usually located in the center hall, this double-run staircase is located perpendicular to the hall in the portion of the structure linking the two sections of the house. This position creates an L-shaped pattern of circulation and allows the hall to align with the rear porch without interruption.

The construction of the agricultural buildings represents the agricultural evolution of the property, which typifies that of the surrounding area. The first barns built in the complex are examples of prototypical Pennsylvania-German bank barns, reflecting the cultural origins of the Routzahn family and illustrating the structures typical of German family farms throughout Frederick County. During the twentieth century, dairying became predominant, first represented here by a single cinderblock milk house. As dairying intensified, a separate barn, built according to the accepted pattern of dairy barns of the era, was necessary. The two sets of farm buildings represent the shift in local agricultural practice from diversified agriculture to dairying, as well as a shift in constructions from the use of hand-constructed to mass-produced materials and construction methods.

The structures retain their integrity of workmanship, design, and materials from the property's periods of historic significance. The land continues to be in productive agricultural use. While some minor modifications have been made to the structures and some deterioration has occurred, no major alterations have been made to the structures or to the layout of the farm.

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MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN

Region: Piedmont

Periods: Agricultural-Industrial Transition, 1815 - 1870 AD
Modern Period, 1930 - Present

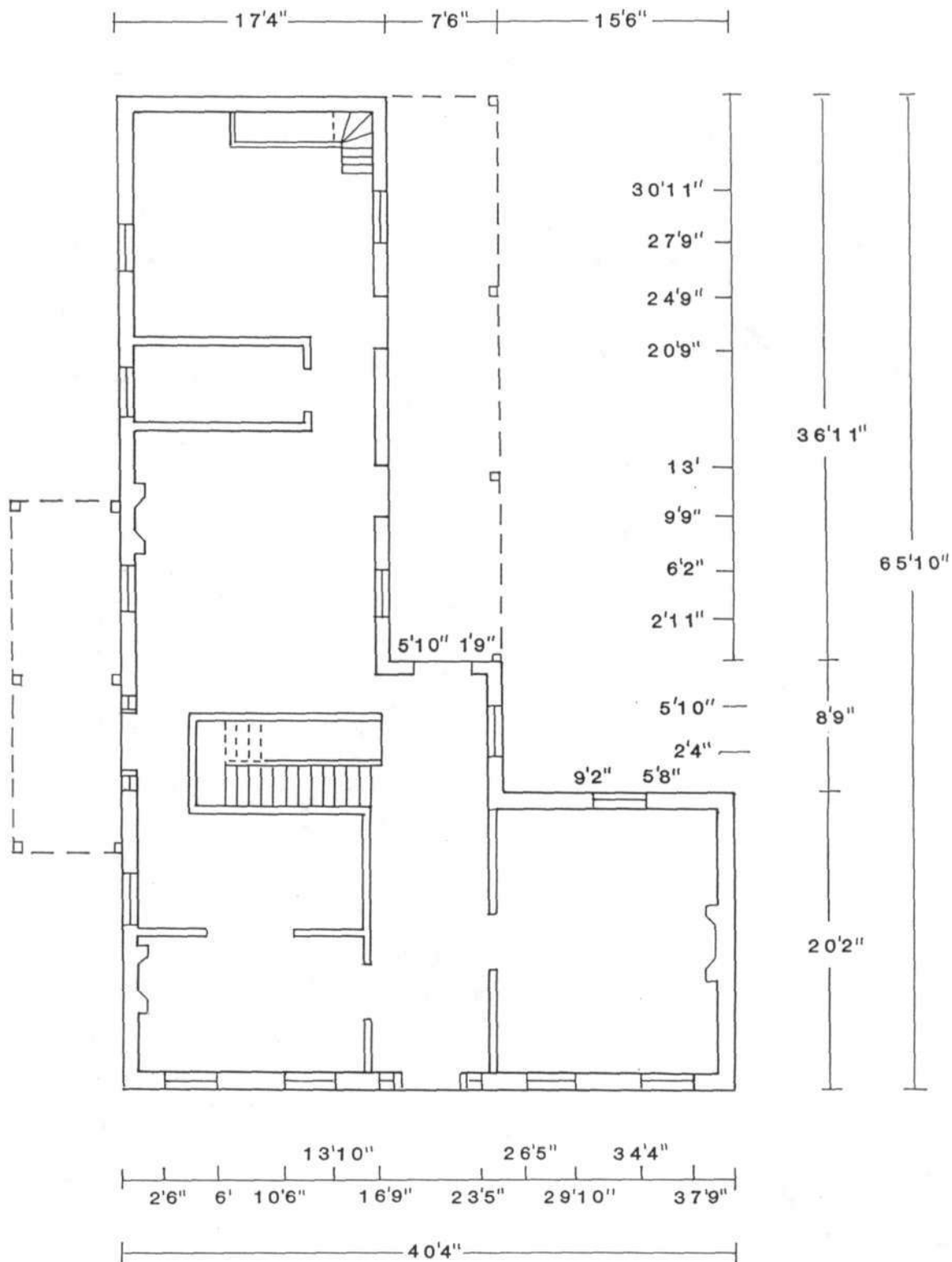
Themes: I. Agriculture

- A. small family farmstead
 - 1. standing structures
 - a. house
 - b. bank barn
 - c. cow barn
 - d. dairy barn
 - e. garage/chicken house
 - f. hog pen
 - g. milk houses (2)
 - h. pump house
 - i. silos (2)
 - 2. landscape features
 - a. barn yard
 - b. field patterns
 - c. house lot
 - d. interior road networks

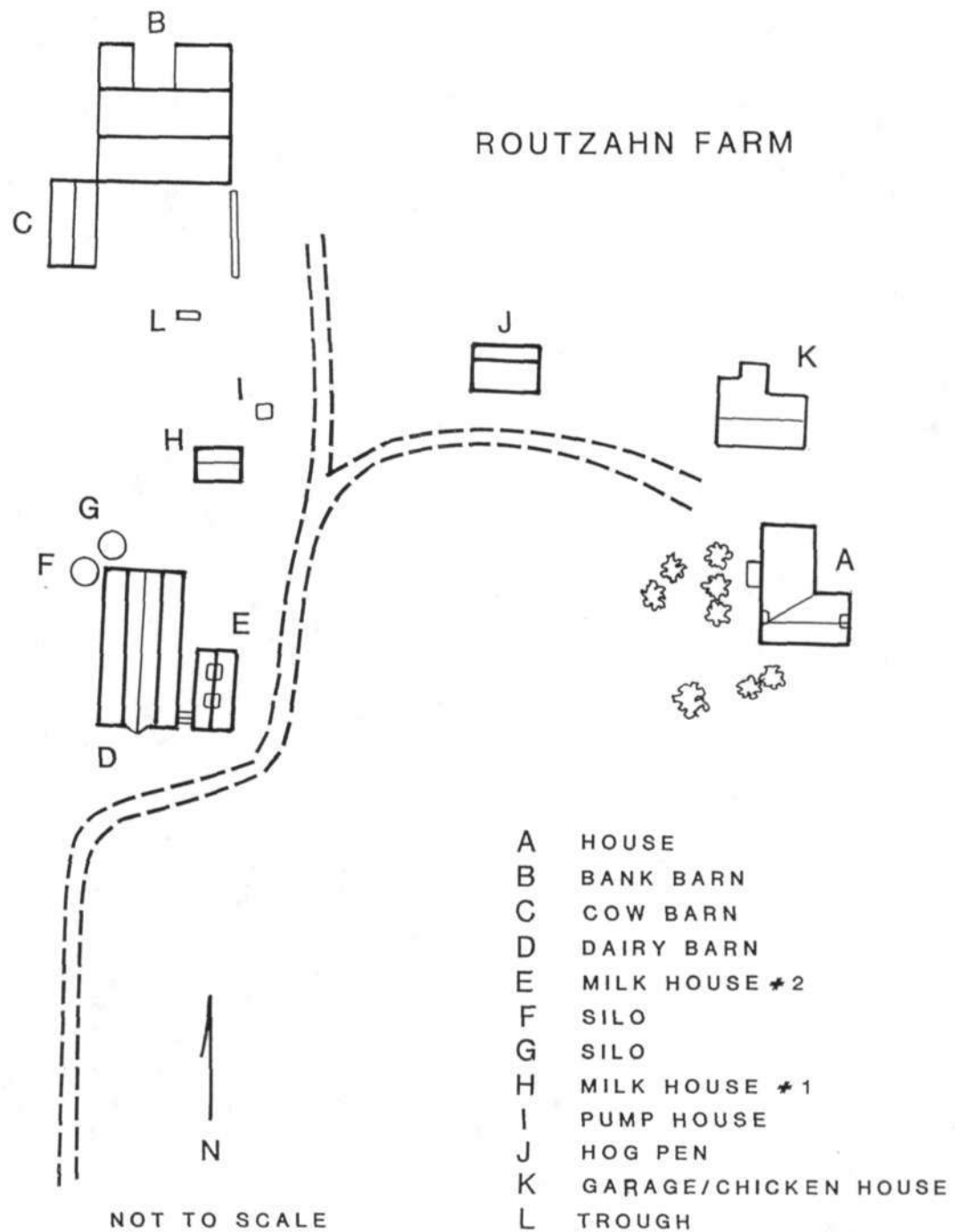
II. Architecture Landscape Architecture, and Community Planning

- A. rural vernacular structures
 - 1. agricultural
 - 2. domestic
- B. national styles
 - 1. Greek Revival

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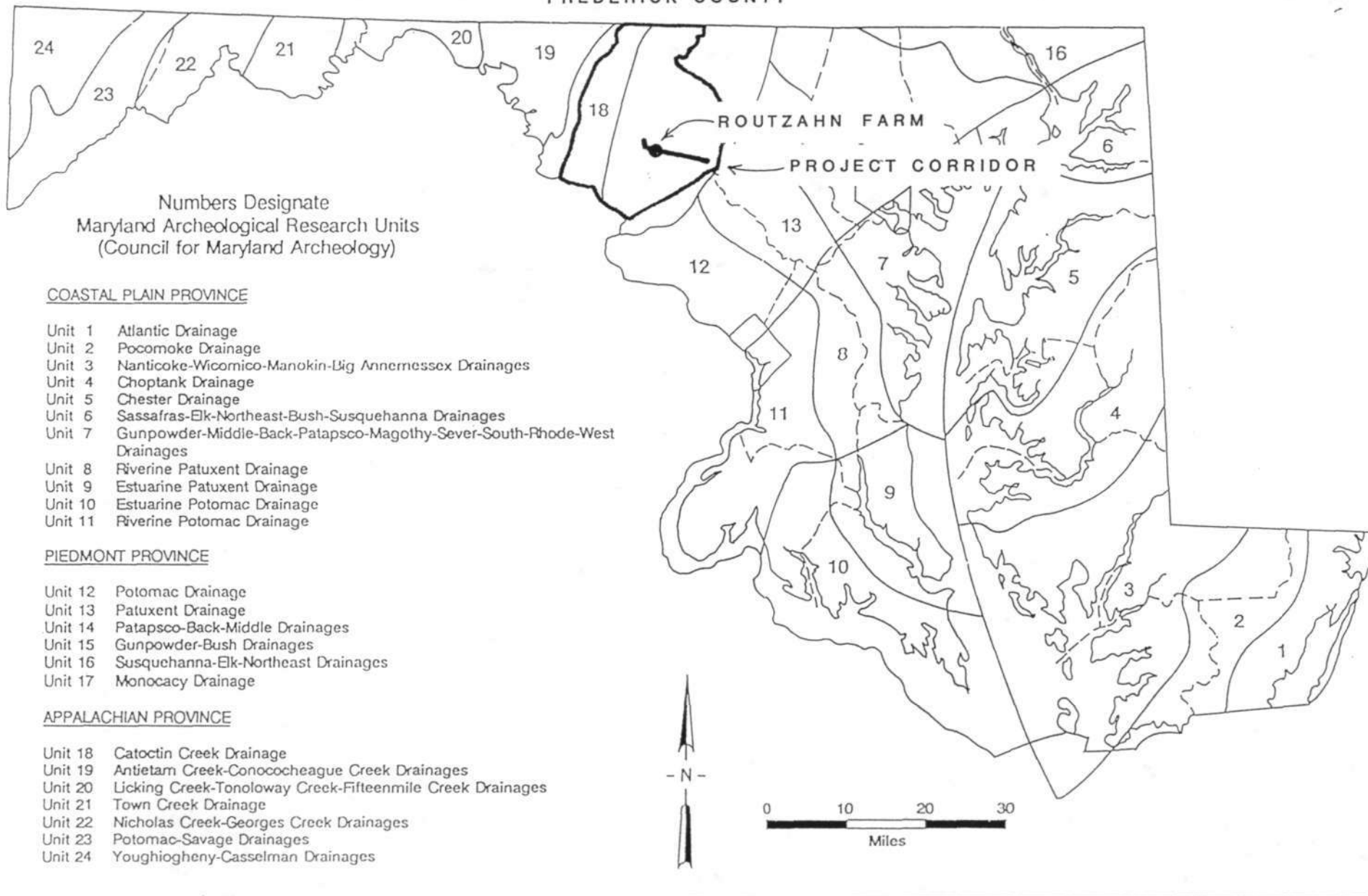


First floor plan of Routzahn House



Site plan of Routzahn Home Farm

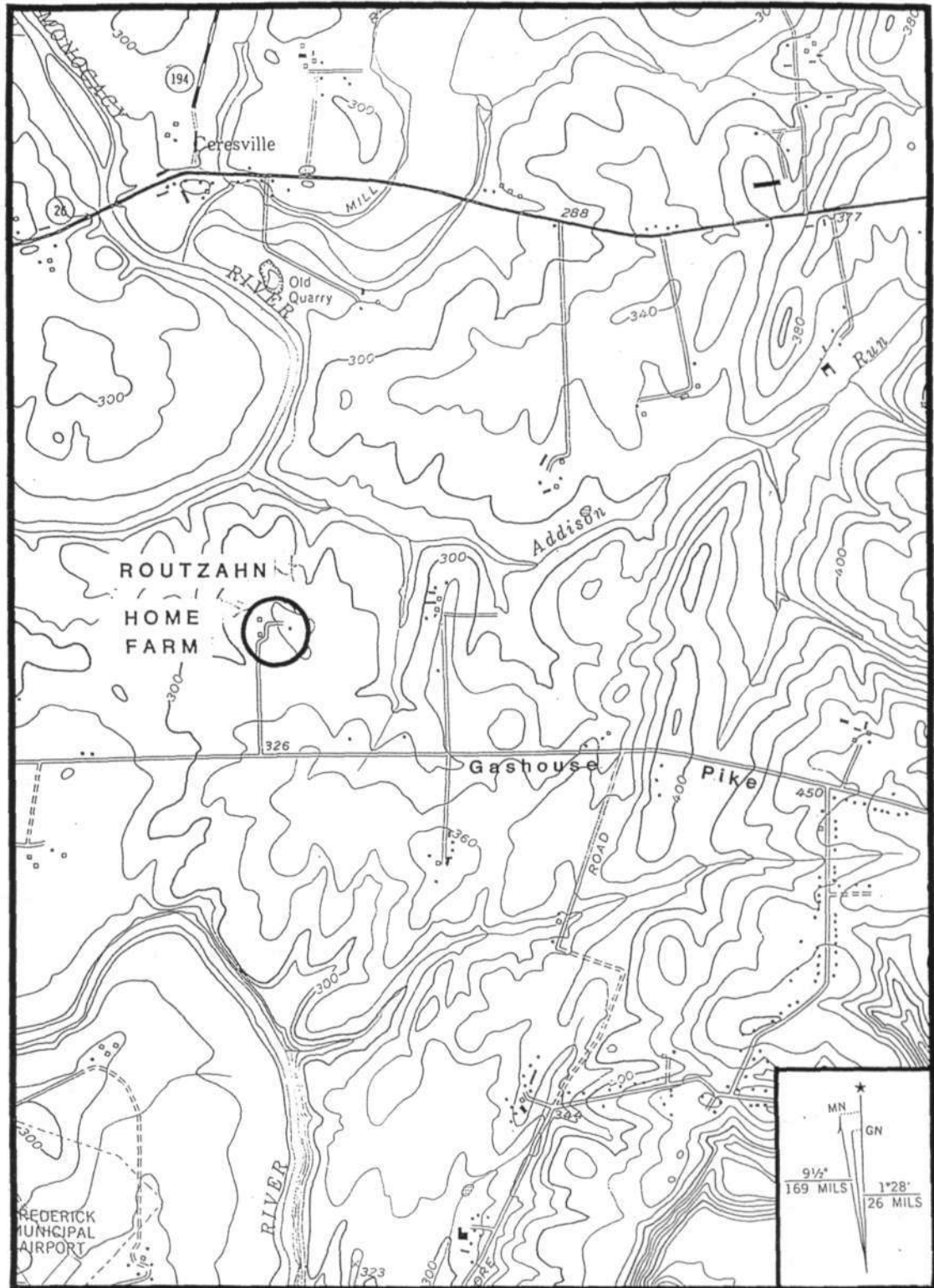
FREDERICK COUNTY



Location of the Routzahn Home Farm property in Frederick County, Maryland

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ROUTZAHN HOME FARM
FREDERICK COUNTY



Walkersville Quadrangle, 1:24000 scale

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Deborah Cannan (interior)

May 1991

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HUGH McALOON

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VIEW NORTH LOOKING AT FARM FROM GAS HOUSE PIKE

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FREDERICK, MD.

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H. McALOON

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H. McALOON

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FREDERICK, MD.

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5/21/91

R. CHRISTOPHER GOODWIN & ASSOC.

VIEW SE LOOKING NORTH & WEST ELEVATIONS

5/16



ROUTZAHN HOME FARM F-B-30

FREDERICK, MD.

H. McALOON

5/21/91

R. CHRISTOPHER GOODWIN & ASSOC. INC.

SOUTH ELEVATION, BANK BARN

6/16



ROUTZAHN HOME FARM F-8-30
FREDERICK, MD.

H. McALOON

5/21/91

R. CHRISTOPHER GOODWIN & ASSOC.

CONSTRUCTION DETAIL, FRAMING,
BANK BARN

7/16



ROUTZAWN HOME FARM F-8-30
FREDERICK, MD.

H. McALOON

5/21/91

R. CHRISTOPHER GOODWIN & ASSOC.

EAST ELEVATION, COW BARN

8/16



ROUTZAHN HOME FARM F-8-30

FREDERICK, MD.

H. McALOON

5/21/91

R. CHRISTOPHER GOODWIN & ASSOC.

VIEW NW, LOOKING AT SOUTH & EAST ELEVATIONS

HOG PEN

9/16



ROUTZAHN HOME FARM F-8-30

FREDERICK, MD.

H. McALOON

5/21/91

R. CHRISTOPHER GOODWIN & ASSOC.

VIEW SW LOOKING AT NORTH & EAST ELEVATIONS
DAIRY COMPLEX

10/16



ROUTZAHN HOME FARM F-8-30

FREDERICK, MD.

D. CANNAN

5/29/91

R. Christopher Goodwin & Assoc.

detail, main staircase

11/16



ROUTZAHN HOME FARM

F-8-30

Frederick, Md.

D. Cannan

5/29/91

R. Christopher Goodwin Assoc.
detail, newel post, main
staircase

12/16





ROUTZAHN HOME FARM F-8-30

Frederick, Md.

D. CANNAN

5/29/91

R. Christopher Goodwin & Assoc.

detail, interior trim, east room
doorway

14/16

Danging
Room!



ROUTZAHN HOME FARM
Frederick, Md.

D. CANNAN

5/29/91

R. Christopher Goodwin & Assoc.
mantel, 2ND floor east room

15/16



Routzahn Home Farm

F-B-30

Frederick, Md.

D. CANNAN

5/29/91

R. Christopher Goodwin & Assoc.

detail, mantel, west room

16/16

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC Routzahn Home Farm

AND/OR COMMON

2 LOCATION

STREET & NUMBER

North side of Gas House Pike

CITY, TOWN

Frederick

— VICINITY OF

CONGRESSIONAL DISTRICT

Sixth M 68/ P 2

STATE

Maryland

COUNTY

Frederick

3 CLASSIFICATION

CATEGORY

—DISTRICT
☒ BUILDING(S)
—STRUCTURE
—SITE
—OBJECT

OWNERSHIP

—PUBLIC
☒ PRIVATE

—BOTH

PUBLIC ACQUISITION

—IN PROCESS
—BEING CONSIDERED

STATUS

☒ OCCUPIED
—UNOCCUPIED
—WORK IN PROGRESS
ACCESSIBLE
—YES: RESTRICTED
—YES: UNRESTRICTED
☒ NO

PRESENT USE

☒ AGRICULTURE —MUSEUM
—COMMERCIAL —PARK
—EDUCATIONAL ☒ PRIVATE RESIDENCE
—ENTERTAINMENT —RELIGIOUS
—GOVERNMENT —SCIENTIFIC
—INDUSTRIAL —TRANSPORTATION
—MILITARY —OTHER

4 OWNER OF PROPERTY

NAME Mr. and Mrs. Staley Sanner

Telephone #: 662-3708

STREET & NUMBER

1003 Rosemont Avenue

CITY, TOWN

Frederick

— VICINITY OF

STATE, zip code

Maryland 21701

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Frederick County Courthouse

Liber #: 482

Folio #: 364

STREET & NUMBER

North Court St.

CITY, TOWN

Frederick

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

—FEDERAL —STATE —COUNTY —LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

F-8-30

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Routzahn Home Farm is a two and a half story brick residence which faces south from the north side of Gas House Pike.

The principal facade is five bays wide. The third bay is occupied by a panelled wooden door set in a panelled recessed doorway. The door is trimmed with inset panels, oval in shape. To either side of the door are Doric order columns. Above the door is a six light transom. Framing the door are two light side lights. The recessed area of the doorway may have been taken from an earlier structure. The doorway and door itself are constructed with pegs, whereas the structure appears to have been built in the 1860's. Occupying the remaining bays are 6/6 pegged original windows. There is evidence of shutters framing the windows that are now missing.

Above the windows on the first and second floor are pedimented lintels that were added at a later date. A wooden pedimented lintel also tops the facade doorway.

The structure is constructed of bricks laid in common bond with a row of header bricks every six rows of brick. There is a three story original rear addition to the structure. The entire residence rests on a raised stone rubble foundation. Covering the structure is an original standing seam tin roof. Beneath the roofline is a boxed cornice without return. Four brick chimneys rise from the structure; on the east and west gable ends and two from the rear addition.

To the west side of the structure is a one bay entrance porch supported by unadorned wooden columns and covered with a standing seam tin roof. The doorway located in the second of five bays is very similar to the facade entrance. It consists of a recessed panelled doorway with a panelled door with the same oval wooden insets. The door is crowned by a single wooden lintel and framed by two Doric order columns, one on either side.

The east side of the structure is five bays wide. A two story open porch extends across the east side of the house. Plain columns support the porch with plain, straight wooden railing between the columns on the second floor. On the first floor, doors occupy the first, third, and fourth bays. The doors are wooden panelled doors with original hardware and three light transoms. All doors are crowned by plain wooden lintels.

The house is approached by a long drive that gives a commanding view of the house. A number of the original outbuildings have been razed in recent years. A number of unique pottery pieces and Indian artifacts have been found in the surrounding garden area.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Routzahn Home Farm, a two and a half story brick residence, was acquired by the Routzahn family in 1850.¹ The land remained in the Routzahn family until 1935. The house was built by the patriarch of the Frederick area Routzahns, Joseph L. Routzahn. At one time the adjoining farm to the east of the Routzahn house was owned by the Routzahn family as well.

The land tract on which the structure sits is part of the Richlands land tract, part of Addison's Choice, a three thousand acre land grant acquired by Thomas Addison in 1724 from the Lords Baltimore.² The land was owned by a number of large landowners including Captain William Campbell, a Revolutionary War hero and the owner of the Addison House and over forty slaves.³ This land like the other Richlands land tracts was worked for tobacco and other grain crops.

The Routzahn Home Farm has been a significant agricultural site for over two hundred and seventy years. Historically it is significant as one of the early farms built upon the Addison's Choice land tract. Architecturally it is unique for a number of reasons. The original three story addition is an unique feature. The doorways on the south and west side with the Federal style mouldings and oval inset wooden panels are an unique architectural feature not found in any other home in the Gas House Pike area. Because of their style and construction with wooden pegs, it is possible that they were removed from an earlier structure and placed in the new residence when it was built in the 1860's.

¹Frederick County Land Records, Liber W.B.T. 12; Folio 559.

²Ibid., Liber PL 7; Folio 192.

³Record of Wills, Frederick County Courthouse, Liber HS 2; Folio 506.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Frederick County Land Records.

Frederick County Register of Wills.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

clh

NAME / TITLE

Deborah Sheetenhelm, Intern

ORGANIZATION

Frederick County Office of Historic Preservation

DATE

7/30/79

STREET & NUMBER

12 East Church St., Winchester Hall

TELEPHONE

694-1063

CITY OR TOWN

Frederick

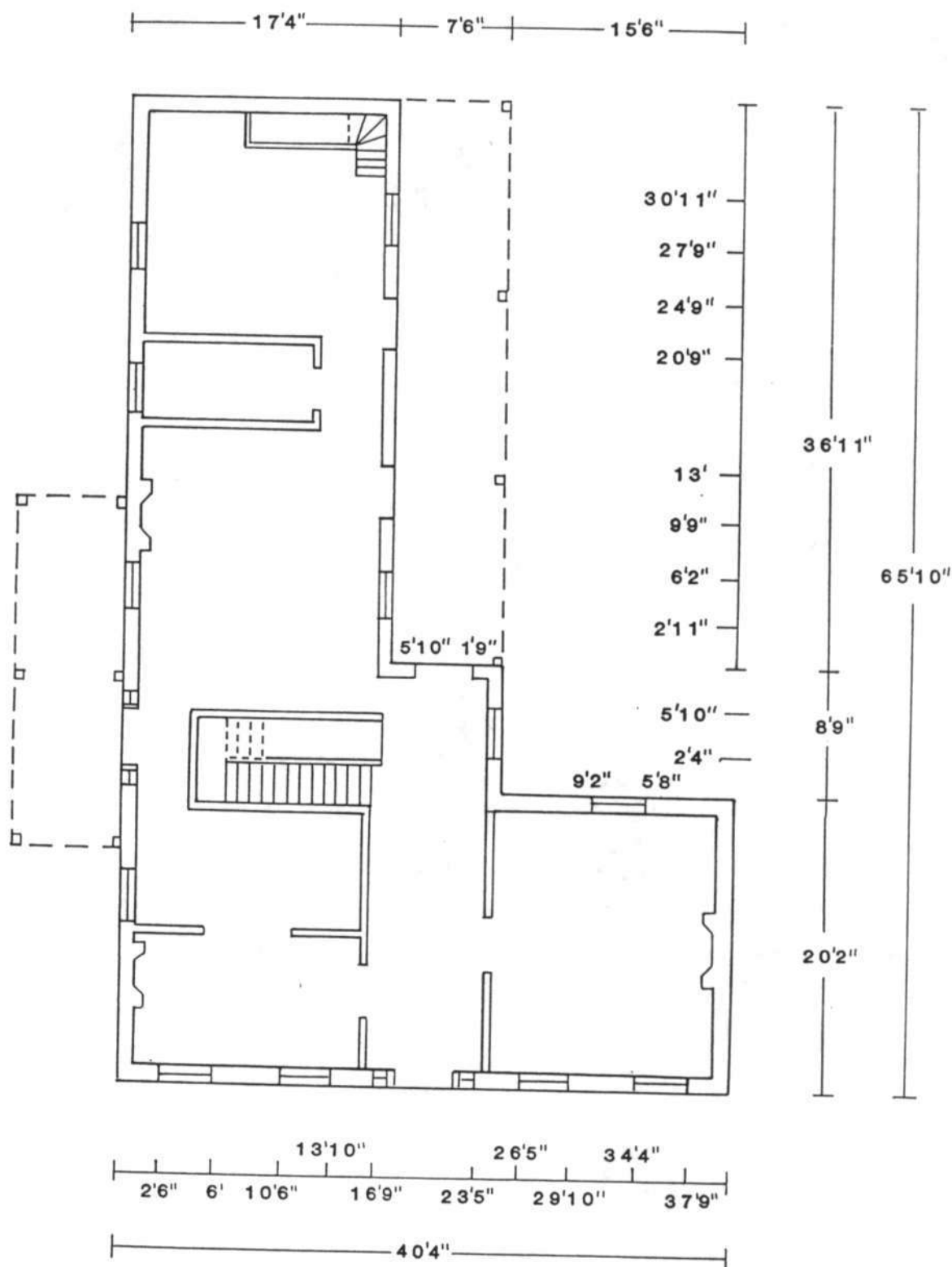
STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

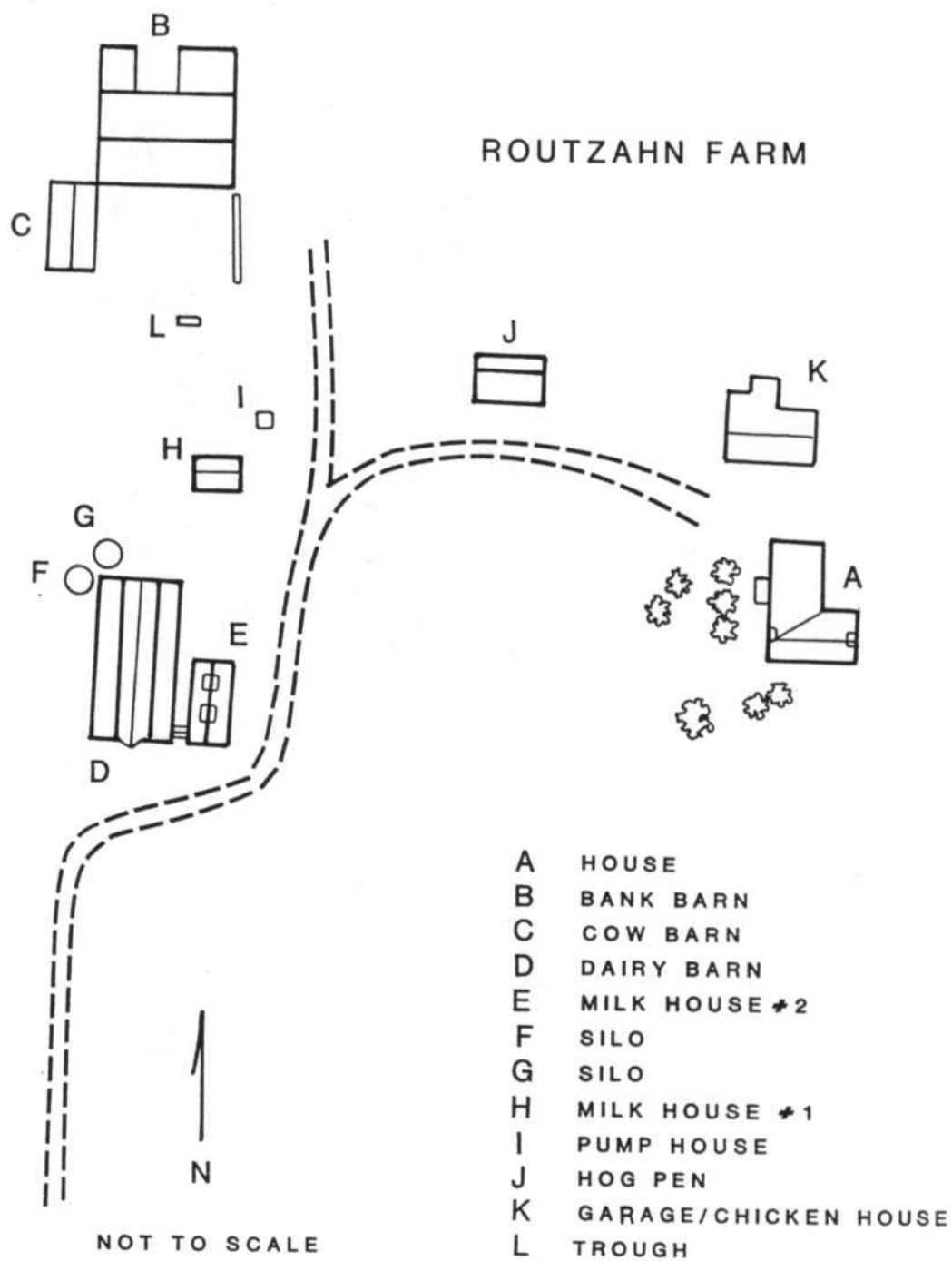
RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438



1/8 INCH = 1 FOOT

First floor plan of Routzahn House

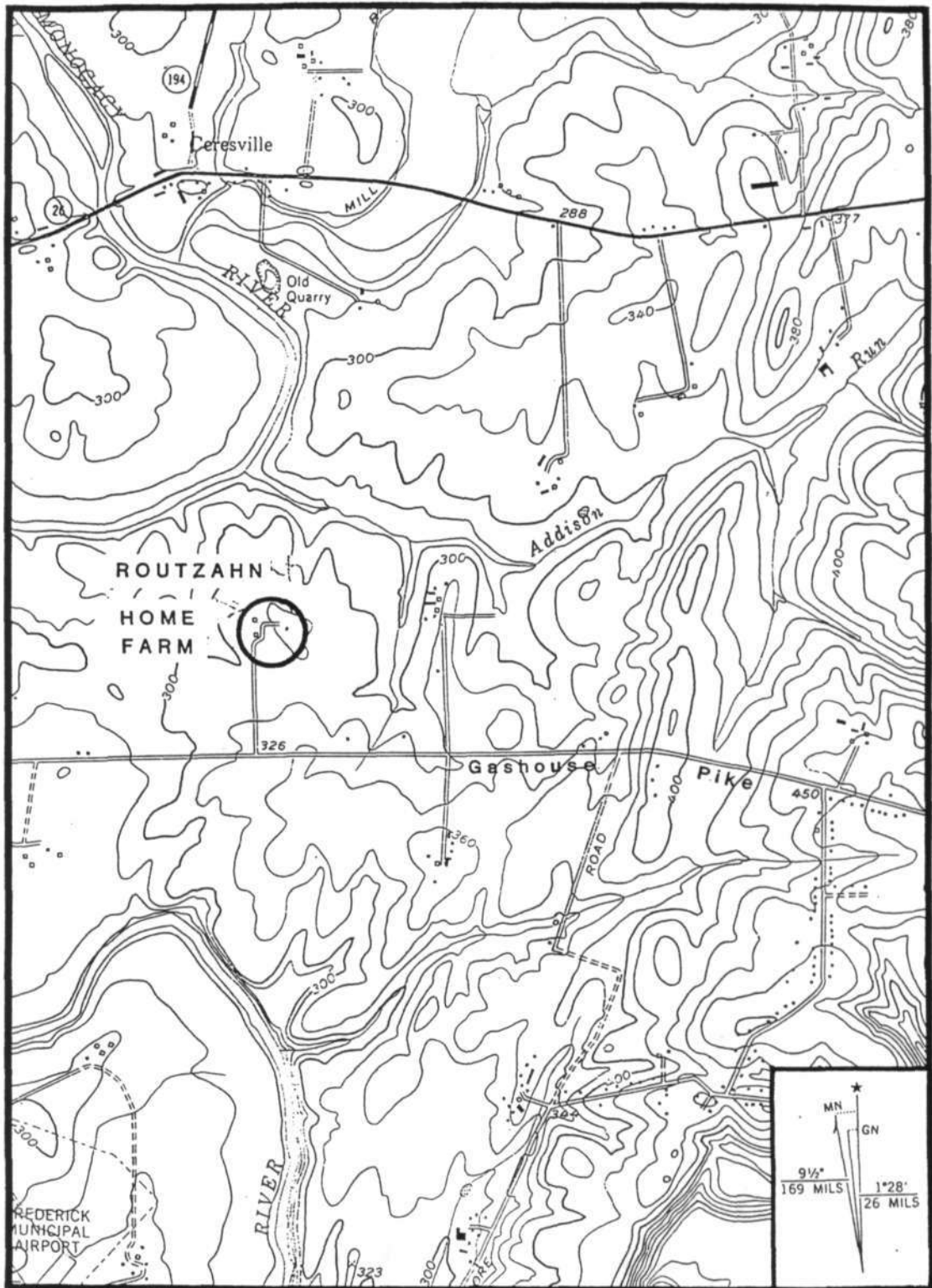
F-8-30



Site plan of Routzahn Home Farm

F-8-30

F-8-30
ROUTZAHN HOME FARM
FREDERICK COUNTY



Walkersville Quadrangle, 1:24000 scale

F-8-30

F-8-30

5562 IV NW
(FREDERICK)

4367

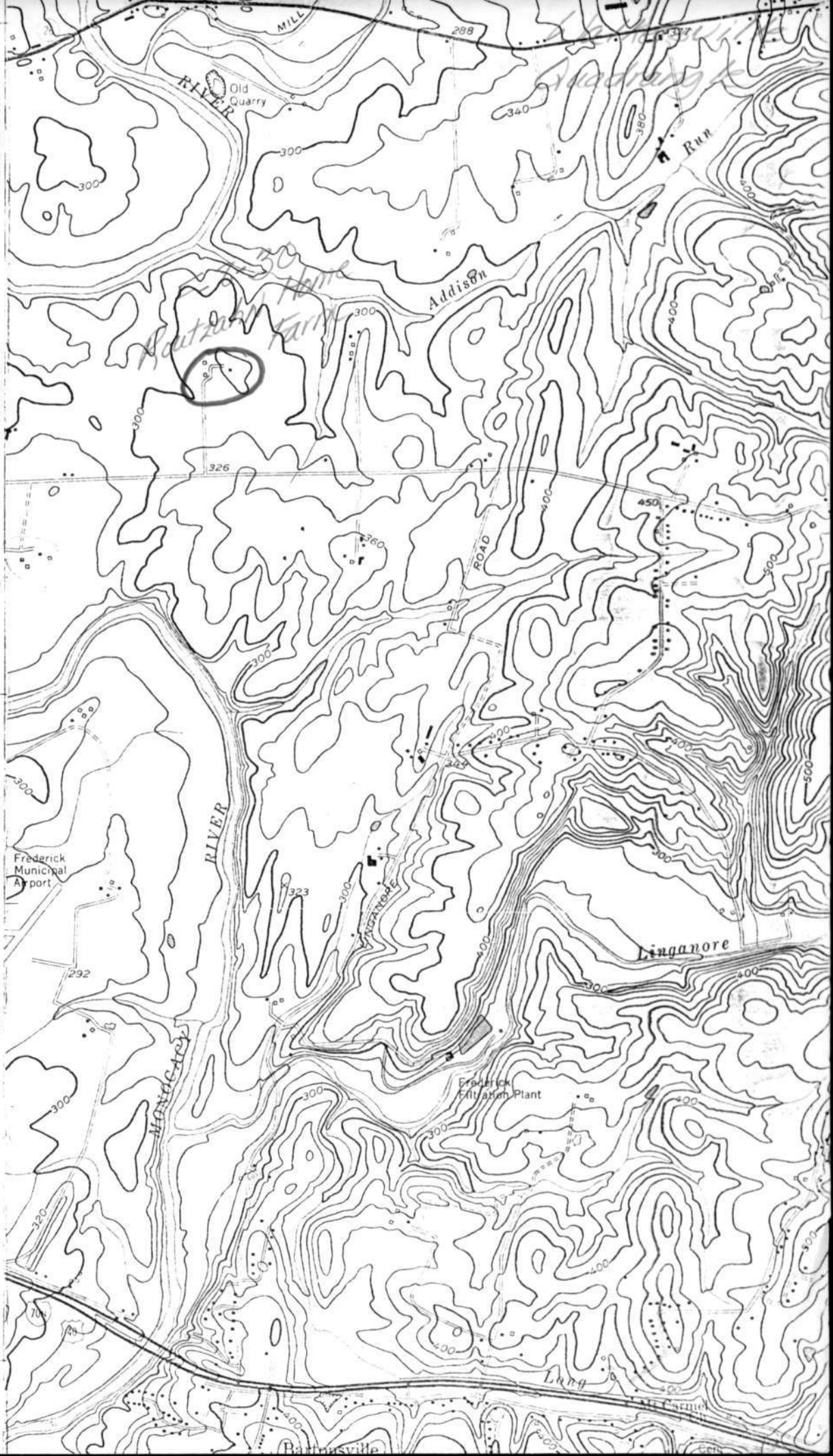
4366

25'

4365

4364

576 000
FEET





F-8-30

Rontzahn Home
Jum

Southwest elevation

DES 6/22/79

n/s Gas House
Dike



F-8-30

Roxzahn Home
Farm
Elevation

DE5 6/20/79

N/3 East House Pike



F-8-30

Roadway Home

Team

South elevation

DE 5 6/22/79

Detail - main
entrance

N/S East House
Pike